



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice March 10, 2025

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, March 10, 2025, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Monday, March 10, 2025, at 10:00 am. Please note that all times are estimates; individual agenda items may occur earlier or later than the time noted.

The Arlington Redevelopment Board will meet Monday, March 10, 2025 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:30 pm The Board will review and vote on meeting minutes from February 24, 2025.

2. Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from January 13, 2025)

7:35 pm The public hearing is continued to allow the Board to review and approve the application under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

In addition to the attached documents, a SketchUp Model Video is available [here](#).

3. Public Hearing: Docket #3348, 821-837 Massachusetts Ave (continued from January 13, 2025)

8:20 pm The public hearing is continued to allow the Board to review and approve modifications to the previously issued Special Permit under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

4. Public Hearing: Warrant Articles for 2025 Annual Town Meeting

8:30 pm The Board will hear the proposed zoning amendments. The public hearing will include time both for public comment and for deliberation and discussion by the Board.

ARTICLE 25 ZONING BYLAW AMENDMENT / ACCESSORY DWELLING UNITS

To see if the Town will vote to amend Section 2: Definitions, Section

5.4.2.B.(6) Large Additions, Section 5.4.2.B.(7) Garages, Section 5.10.2 Accessory Dwelling Units, and Section 6.1.4 Parking, of the Zoning Bylaw, to revise the requirements for permitting accessory dwelling units as-of-right or by special permit; or take any action related thereto.

ARTICLE 26

ZONING BYLAW AMENDMENT / TRANSPORTATION DEMAND MANAGEMENT PLAN

To see if the Town will vote to amend Section 6.1.5 Parking Reductions in Business, Industrial, and Multi-Family Residential Zones, of the Zoning Bylaw, to adjust the requirements for Transportation Demand Management plans and methods; or take any action related thereto.

ARTICLE 27

ZONING BYLAW AMENDMENT / DELETE INLAND WETLAND OVERLAY DISTRICT

To see if the Town will vote to delete Sections 4.1.2(2) and 5.8, Inland Wetland District, of the Zoning Bylaw, and adjust the numbering of subsequent sections; or take any action related thereto.

5. Open Forum

9:30 pm Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

6. New Business

9:45 pm

7. Adjourn

10:00 pm (Estimated)

8. Correspondence

Kent, P. 3/10/2025



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:30 pm The Board will review and vote on meeting minutes from February 24, 2025.

ATTACHMENTS:

| | Type | File Name | Description |
|---|---------------------------|--|---|
| ▢ | Meeting Minute (draft) | 02242025_DRAFT_Minutes_Redevelopment_Board.pdf | 02242025 DRAFT Minutes Redevelopment Board |

Arlington Redevelopment Board
Monday, February 24, 2025, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director of Planning and Community Development; Sarah Suarez, Assistant Director of Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

February 10, 2025, minutes – The Board members made no changes to the draft minutes. The Chair requested a motion to approve the minutes as submitted. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Public Hearing: Docket #3838, 15 Ryder St.**

Ms. Ricker explained that this is an application by the Arlington Brewing Company (ABC) to construct an approximately 1,000-square-foot addition and to renovate the interior of a two-story, vacant commercial building with off-street parking located at 15 Ryder Street, Arlington, MA, in the I Industrial District. The proposal would establish a single-story, mixed-use building with a brewery, including a taproom, and an approximately 3,900-square-foot restaurant.

The applicant has requested relief to continue the existing non-conforming loading and delivery access area in the parking lot located to the side of the building. Staff was unable to confirm whether the proposed shed for long-term bicycle parking will provide an enclosed, limited-access area as is typical for such amenities. Staff was also unable to confirm whether any of the vehicle parking spaces would be EV-ready. The project is required to comply with all applicable ADA regulations for accessible parking, as confirmed by the Town's Director of Inspectional Services.

The applicants were represented by business owners Thomas Allen and Peter Caradonna, architect Dunja Vujinic, attorney Mary Winstanley-O'Connor. Property owner Julia Mirak Kew was also present. Ms. Winstanley-O'Connor said that there will be long-term, covered bicycle parking, and the applicant will provide examples of the type of shed they intend to use. There will also be an EV charging station. The applicants intend to add significant landscaping to the site, improve the existing building, enhance pedestrian safety and access, provide substantial short-term bicycle parking, and convert 2,500 square feet of impervious surface to pervious surface. They provided a memo explaining how the parking reduction was calculated. They also included information as to why they believe they are exempt from the solar requirements in Section 6.4.

Mr. Allen said that Arlington Brewing Company has been looking for a space for their brewery for four years, and they are excited to be in front of the Board to present their plan. He said that the leadership team all have connections to Arlington, and they want to support the local economy. Their beer is sold by 15 other businesses in Arlington, and they partner with other local organizations. They have looked at many locations in Arlington, and 15 Ryder Street is one of the few that meets the requirements of a brewery. Their proposal includes three key elements: beer production, a taproom, and a beer garden. Their microbrewery will have a capacity of 15 barrels, or 450 gallons. They intend to brew twice a week. The beer is canned by contract brewing partners. This facility will only make beer to be sold in the taproom, focusing on season and other special releases. Larger volumes will be produced at the locations of their contract brewing partners, as it is currently. The taproom will have a full kitchen and be a venue for arts and other special events. The beer garden will provide an outdoor space that does not currently exist in Arlington.

Ms. Winstanley-O'Connor noted that ABC has already done a number of pop-up events in Arlington, and they have performed extensive outreach to the neighborhood.

Ms. Vujinic said that the existing building is considered a two-story masonry structure, which the applicants plan to renovate. They plan to consolidate the parking spaces and create space for bicycles and walk-in entrances. The main entrance will be on Ryder Street, and they intend to remove all the parking currently along Ryder Street. The area that will become the beer garden is currently covered with impervious paving, which they intend to replace with permeable pavers. A bike shed for long-term bicycle parking will be installed outside the building on the southwest side of the property.

Ms. Vujinic said that the main entrance, in the center of the façade facing Ryder Street, will lead into a vestibule which will prevent sound from getting out onto the street. A dining area and bar will be in the center, with the kitchen and restrooms to the right and brewing area to the left. Behind the brewing area, they are requesting to be allowed to build a new addition, which will be a walk-in refrigerated storage area. There is an existing mezzanine level, accessed via stairs and elevator, which will provide additional dining space. They intend to add a few new skylights. Mechanical equipment will be on the roof. The building will receive an all-new façade, consisting of a thermal envelope and high-performing windows and doors. The heating and cooling will be entirely electric, but gas will be used for brewing and cooking. The exterior material is insulated. They intend to install a wall sign saying "Arlington Brewing Company" on the façade facing the bike path. At the front door, they intend to install another wall sign as well as vinyl cut signs on the door with hours of operation.

Mr. Revilak thanked the applicants for providing short-term and long-term bicycle parking spaces. He noted that the materials provided mentioned the use of water recirculation and water recapture. Mr. Allen said that groundwater is typically used to cool down hot wort, and they will be recapturing all the water used for that purpose and reusing it for either cleaning or the next batch of beer.

Mr. Revilak asked where organic waste will be stored while waiting for compost pickup, and how often the pickup will happen. Mr. Allen said that waste will be picked up the same day it is created, so long-term storage will not be needed; it will be on the property for no more than 24 hours.

Mr. Revilak noted that some neighbors are concerned about potential odors from the brewing process. Mr. Allen said that every fermentation tank will have a lock on it that keeps gas from venting out of the tank. He also noted that breweries do not produce foul odors; the odor resulting from the brewing process is similar to the smell of Grape Nuts.

Mr. Revilak asked how the ventilation process will work. Mr. Allen said that all the HVAC handlers will be on the roof.

Mr. Revilak asked how many EV charging stations they intend to provide. Mr. Allen said that they will provide two chargers.

Mr. Revilak asked what will take the place of the existing parking in front of the building along Ryder Street. Mr. Allen said that they intend to convert the existing asphalt to a pedestrian corridor. Mr. Revilak asked what type of curb material they intend to use. Ms. Vujinic said that it will be a restriping of the asphalt, without a curb. The curbing will be added at the parking lot adjacent to the building.

Mr. Benson noted that Section 5.6.4.D of the Zoning Bylaw says, "Tap room hours of operation open to the public shall not represent disturbance to adjacent residential uses." He asked what the expected water use would be. Mr. Allen said that a batch of beer is approximately 450 gallons, but making a batch requires a lot more water than that, particularly because it is used to cool the wort. It takes about four times as much water as the amount of the resulting beer, but very little of it will be wasted, due to their water recapture system.

Mr. Benson asked what the volume of spent grain and other organic materials are expected to be. Mr. Allen replied that a batch of beer results in about 1,000 pounds of wet grain, which is roughly the size of a pallet stacked about three feet high. It will be stored in plastic totes until it is loaded onto a truck and taken away for compost or cattle feed. Mr. Benson asked when the trucks would arrive, and Mr. Allen said that it would be at the end of the brewing process, probably between 3:00 and 5:00 pm. Mr. Benson asked how the trucks would be able to access the parking area and be

loaded up. Mr. Allen said that the trucks will back into the parking area and be loaded with a forklift. Mr. Benson asked how many parking spaces would be unavailable during this process, and Mr. Allen said no more than two.

Mr. Benson asked about the capacity of the interior and exterior. Ms. Vujinic replied that it would be 60 downstairs and 40 upstairs, and 100 in the outdoor beer garden. Mr. Benson noted that means there could be 200 customers at any given time, half of them outside. He asked if there would ever be food trucks on the property. Mr. Allen said that the point of having their own kitchen is to avoid needing to have food trucks on the property.

Mr. Benson asked how many employees would be working on the property. Mr. Allen said that there would be approximately 10 restaurant staff, and two or three people working on the brewing staff.

Mr. Benson said that the availability of adequate parking is an issue. He asked if it is possible for the applicants to lease more area from the landlord in order to increase the available parking. Ms. Winstanley-O'Connor said that is unlikely, because the property owner is using the rest of the property for other uses, but they can ask. Without it, they will need a parking waiver.

Mr. Benson asked if they will offer take-out that would result in cars from delivery services on the property. Mr. Allen said that he does not expect to use delivery services, but a potential customer base is families whose children are playing or practicing at Ed Burns Arena, and they might stop by on foot and get a take-out dinner.

Mr. Benson asked what will happen if the lot is full, and a patron drives up. Mr. Allen said that they could turn around in the lot and exit onto Ryder Street. Mr. Benson said that he thinks those drivers would have to back out, because of the width of the lot. He also asked if they would be willing to put up a Lot Full sign whenever the lot fills up, and Mr. Allen said that would be reasonable. Mr. Benson asked what the other options for parking would be. Mr. Allen said that Mass Ave has on-street parking that is not far away. Mr. Benson said that the bikeway is at the end of Ryder Street, and it is very easy for a car to drive over it and enter the Ed Burns Arena parking lot. He asked if the applicants have talked to the Town about how to prevent customers of the brewery from doing that. Mr. Allen said that he has spoken to Senior Transportation Planner John Alessi, and his understanding is that the Town is working on addressing that issue with a berm at the end of Ryder Street.

Mr. Benson said that many of the neighbors are concerned about additional traffic, especially given that many children walk to and from school along Ryder Street. He asked if the brewery can schedule the deliveries such that no large trucks are on the street immediately before and after school. Mr. Allen said that they would make a reasonable effort to request that deliveries are made within specific hours, and their experience is that their suppliers are likely to be amenable to that, but the brewery cannot control traffic delays and other issues that might cause a truck to arrive outside the window.

Mr. Benson asked if music would be allowed in the beer garden. Mr. Allen said that it will depend on their specific programming, but according to their lease, music is allowed outside until 8:00 pm. Mr. Benson asked how they would control the volume. Mr. Allen said that loud music is not good for their patrons as well as their neighbors, and they are willing to work with the community to figure out the right level of volume.

Mr. Benson asked if the applicants have talked to the Tree Warden about the specific types of trees they propose to plant. Mr. Allen said that they have not talked to the Tree Warden, but all the trees on their landscaping plan have been taken from the list of recommended urban street trees provided by the Tree Committee.

Mr. Benson said that the Board received an email suggesting that the mezzanine area requires a second means of egress. Ms. Vujinic said that it does not because the space will serve fewer than 49 people, so it only requires one means of egress.

Mr. Benson asked Ms. Ricker if this project will need to go before the Conservation Commission, given that it is close to Mill Brook. She replied that they will. Mr. Allen said that their engineer is working on the application.

Ms. Korman-Houston asked what their plan is for pickup of trash and recycling given the location of the enclosure. Mr. Allen said that the trash and recycling will be behind a gate into the parking lot, and when the truck comes, they would need to block off two parking spaces to allow the truck access to the trash and recycling enclosure.

Ms. Korman-Houston asked about the turning radius of vehicles in the parking lot. Ms. Vujinic said that a typical box truck would need to pass the entrance to the parking lot and back into the lot. It would then be able to pull out and turn left onto Ryder Street. Ms. Korman-Houston asked how a forklift could be maneuvered to a truck. Mr. Allen said that a truck could pull into two parking spaces outside the door with forklift access, and pallets could be loaded directly onto the truck.

Ms. Korman-Houston asked the applicants to revisit their LEED checklist. She noted that they only record 37 points, but given the energy retrofit that they described, she thinks that they have probably left items out. Ms. Vujinic said they will take another look, but the checklist does not fit well with what they actually intend to do. It will be difficult to figure out how to capture some of the things required by the stretch code on the LEED checklist.

Ms. Korman-Houston asked about plans for drainage and water retention on the site. Ms. Vujinic said they will use the existing gutter and downspouts and change the beer garden from an impervious to a pervious surface, but they do not have plans for an underground water retention system.

Ms. Korman-Houston asked if the applicant has plans to screen any rooftop equipment for aesthetic or noise purposes. Ms. Vujinic said that they do not intend to do so.

Mr. Lau asked about the EIFS (Exterior Insulation and Finish Systems) material planned for the exterior. His experience is that EIFS is soft, pliable material. He asked if they considered using a modified EIFS system with something like a mesh for the bottom 8-10 feet of the building. Ms. Vujinic said that EIFS is actually quite a durable material, and it comes with a fiber mesh in it. But they intend to use a separate, high-impact EIFS material on the bottom two feet in the front and four feet in the back. Mr. Lau suggested raising that to eight feet, and Ms. Vujinic agreed.

Mr. Lau also asked that the applicant move the corner-mounted downlights, used to light the parking lot, further down on the building, so they are less obtrusive to the neighborhood. Ms. Vujinic agreed. Mr. Lau also said that while he likes the string lights over the beer garden, he would like to see a light study to better understand how those lights will affect the neighborhood.

Mr. Lau asked how the kitchen exhaust will be dealt with; he wanted to make sure that exhaust blows away from the neighborhood. Ms. Vujinic replied that the kitchen is in the back, away from Ryder Street, so the exhaust will be vented out the back.

Mr. Lau noted that although most restaurants do not include a smoking area, some patrons will likely want to go outside to smoke. He asked if they intend to have a designated smoking area outside, so that people don't leave the property and go into the neighborhood to smoke. Mr. Allen said that smoking will not be allowed anywhere on the property. They have talked to neighbors about their concerns, but the only area that would make sense to designate as a smoking area would be directly across the street from residences, so that would not be a good solution.

Mr. Lau asked whether parallel parking would be allowed in the front of the building. Mr. Allen said that the first plan they showed to the neighbors for feedback did include a few parallel parking spots along Ryder Street, but it made more sense to turn that area into a sidewalk and add landscaping.

Mr. Lau asked if the marked parking spaces to the right of the building on the drawings could be used for brewery parking. Mr. Allen replied that those are part of the Artemis complex, and not part of the site the brewery is leasing. Mr. Lau noted that Christian Klein, Chair of the Zoning Board of Appeals (ZBA) sent a memo to the Board saying that some of the driveway for the Artemis may have been built on a bit of 15 Ryder Street's land. Ms. Winstanley-O'Connor said that Ms. Kew would work with the ZBA to make sure that issue was dealt with.

The Chair asked where the applicants expect the ride-share drop-off and pick-up area to be. Mr. Allen said that they have not designated a specific place for that, but they will work together to designate a site.

The Chair asked where snow would be put when removed from the site. Mr. Allen said that at the gate at the back of the parking area can be opened and the snow pushed through onto the adjoining property. It is the landlord's responsibility to remove snow, and it will be removed from the brewery's site onto the adjacent site.

The Chair said that signage can be approved as part of this package if the applicants are ready to present a complete signage package, including materials and dimensions. If they are not ready to do so, they can return to the Board later to approve the signage package. She also asked why they have chosen not to put any signage on the façade toward Forest Street, given that most patrons will probably be approaching from that direction. Mr. Allen said they would be happy to have a mural on that wall, but the total amount of signage allowed is limited. They thought that anyone approaching from Forest Street would probably be going to the brewery intentionally and not need a sign to know where it is. But people walking or riding by on the bike path might be unaware of the brewery, so a sign on the side facing the bike path would be more useful.

Mr. Benson asked where employees who drive to work will park. Mr. Allen replied that they will park in the same parking lot as patrons.

The Chair opened the floor to public comment, noting that she would close public comment by 8:40 pm:

- Alex Tee, 2 Ryder Street – The desire for a brewery in Arlington is clear. But the letters of support and the application itself do not acknowledge the burdens it will place on the neighborhood. This proposal is not only a brewery; putting a taproom and restaurant in the middle of a residential neighborhood should give everyone pause. Would the brewery's supporters want 100 strangers partying until 11:00 pm six nights a week 80 feet from their children's bedrooms? His primary concern is safety. Ryder Street is already extremely dangerous, as police have acknowledged. The neighborhood lacks the infrastructure of sidewalks, traffic lanes, and stop signs. It is difficult to be either a pedestrian or driver on the street, and he has witnessed many near misses between pedestrians and vehicles. This proposal will add more traffic, including drivers unfamiliar with the area, some of whom will be drinking alcohol. He asked how much risk the community is willing to accept, and how much of an investment the Town is willing to make to manage that risk. His second concern is the quality of life of the residents of Ryder Street.
- Gang Chen, 19 Beck Road – He has the same concerns as the previous speaker. There are a lot of large commercial trucks on Ryder Street, which create significant noise. The brewery will bring more noise at night as well. The area also has a lot of mice and racoons, and adding a food establishment will bring more animals, creating health issues. If the brewery is open until 11:00 pm, it will make it difficult for people in the neighborhood to sleep. He is also concerned about the lighting.
- Bailey Snyder, 106 Mt Vernon Street – She is a member of the Arlington Library Foundation. Arlington Brewing Company has supported the library and been engaged with multiple fundraisers throughout the Town, and they are authentic, engaged members of the community.
- Nicole Weber, 14 Ryder Street – She is concerned about traffic going down Ryder Street. Recent development has routed traffic onto the property on a driveway closer to Forest Street, so the cars do not need to go very far down Ryder Street. But the placement of the brewery's parking lot will require vehicles to drive most of the way down Ryder Street. She asked if a different location for parking had been considered, such as behind the brewery, accessible by the same driveway the Artemis uses. Ryder Street is an important corridor for many children walking to and from middle school, and it's already dangerous. She would like to see the area in front of the brewery made a very visible walkway that the children can use. She would also like the brewery to move its entrance to one of the sides, so that it is not directly across from the houses on Ryder Street.
- Kristin Anderson, 12 Upland Road West – She runs a business in Arlington and is a Town Meeting member. It is incredibly difficult to find available commercial space in Arlington. Arlington Brewing Company has searched for a space for four years. Many businesses cannot afford to wait that long. Arlington needs businesses like this. In their 2021 HBO documentary *Our Towns*, Harvard filmmakers James and Deborah Fallows state that there is a direct relationship between the health of a town and its number of breweries. The more breweries a town has, the more vibrant the town is, and they are indicative of social energy and neighborhood feeling. It is exciting to see these plans. She hopes that the neighbors will be treated with respect and that their concerns will be met.
- Jason Montano, 29 Puritan Road – He is also an Arlington business owner. He knows Mr. Allen, and he believes that he will do the best he possibly can to address the concerns raised, and that he will set up a well-run business that will be good for the Town. It's exciting to see new businesses to come into Arlington. He knows how difficult it is to find a commercial space to set up a business. The brewery will create opportunities for other businesses as well, with shared space and collaborations.

- Stephanie Hahn, 17 Beck Road – The brewery is a square peg in a round hole. People in the neighborhood are in favor of local businesses, but this location is not a good fit for a brewery. Beck and Ryder are private ways and are very narrow. They already have mixed-use commercial on these streets. The residents are already dealing with the sounds of landscaping trucks, DPW trucks, and moving trucks. DPW has also opened up the yard for community events – weekend recycling, shredding, swap shed. During these events, people park wherever they can, typically in front of the residents' houses. Opening a brewery will keep the noise and traffic ongoing throughout the evenings. Right now, most of the noise stops in the evenings. The brewery has limited parking. She is concerned about access to the dumpster, because servicing a front-loading a dumpster requires 70 feet of clearance. When events are taking place at DPW and Ed Burns Arena, the streets will be even more congested, given that employees and patrons of the brewery will already be parking on the neighborhood streets because the parking lot is so small.
- Naren Deshpande, 18 Ryder Street – He agrees with the comments several of his neighbors have made. The residents rely on the quiet after 5:00 pm every day. He's experienced events at Ed Burns Arena with a lot of people parked on the street when even car doors closing or people walking by talking and laughing can be heard clearly in his house. The brewery will add significant noise six days a week, and it will change the fabric of the neighborhood. This use is much more suited to a bustling city center than the middle of a residential neighborhood. He does not see any mention of a sound study being done. When residents measure the sound on weekends and evenings, it's in the low 40s and 50s. He doesn't see how that can be maintained with this type of occupancy. Odor and pollution are also concerns. In the summer, people have their windows open, and they will hear loud music and talking until 11:00 pm.
- Christopher Walters, 154 Westminster Ave – He lives right behind Mr. Allen, who has been brewing beer in his basement for 11 years. In that time, he has experienced no odors.
- Chris Loreti, 56 Adams Street – Most of the people coming to the brewery will be coming from Mass Ave and turning down Forest Street. The corner of Ryder and Forest needs some work. A transformer pad and bicycle storage locker are not a welcoming site. Those things ought to be in the back corner, not the front corner. On the same side is a large spruce tree, and he would like the applicant to maintain that tree. The plans show that the sidewalk along Ryder Street will also be a bike path. He thinks that it should be solely for pedestrians. He thinks there are too many bike parking spaces along Ryder Street. He also thinks that the public hearing should not be ended before everyone who wants to speak has the opportunity to do so.
- Jordan Kass, 37 Peirce Street – Peirce Street is essentially a continuation of Ryder Street on the other side of Forest Street, and is quite close to the proposed brewery location. He supports the Arlington Brewing Company. He has purchased their beer for years, and he has coached soccer with Mr. Allen. He bikes down Ryder Street every day. He agrees that Ryder Street needs a sidewalk. While the sidewalk in front of the brewery will not serve the entire length of the street, it will improve a portion of it. He thinks many people will be able to walk to the brewery, so not all patrons will need to find parking. The brewery will help to revitalize the area. It is an industrial area, and the brewery would actually replace one of the businesses with a lot of work trucks, while creating a space for the community.

At 8:40 pm, the Chair closed public comment.

Mr. Revilak said that he has some reservations about the brewery staying open until 11:00 pm, given the potential for disturbing the neighbors. The closest other tap room that he is aware of is in West Medford, and it is in the middle of a residential area. It closes at 10:00 pm, and it seems to fit in well with the neighborhood.

Mr. Benson said that the loudest noise will come from the beer garden, so he thinks that it should close earlier, no later than 9:00 pm.

Mr. Benson said that one of the letters that the Board received mentioned that the parking area was only created about two years ago. The parking that goes in front of the building line should not have been built that way, so it is not a pre-existing non-conforming use. He does not think that the Board can allow it under the circumstances as a pre-existing non-conforming use.

Mr. Benson said that it is a strange quirk of Arlington zoning that an industrial zone is directly across the street from a single-family residential zone. Industrial areas are meant for uses like this, residential areas are meant for people to live in, but there is no buffer in between, which is unfortunate.

Mr. Benson said that there are special rules for parking in industrial districts. According to Section 6.1.10.F.(2), if the parking lot is not a pervious surface, which this is not, it must utilize another way to reduce the heat given off, either making it a highly reflective surface or increasing the shade to 50%. This proposal does not do either.

Mr. Benson said that he would like the Traffic Advisory Committee through the Select Board to look at this proposal. He does not understand how the brewery will accommodate 200 patrons and 10-12 staff with the proposed parking lot of only 20 spaces. Even if only a quarter of the patrons drive, there will not be nearly enough parking, and it will spill onto neighboring streets. The Chair said that in another project where parking was a concern, the applicant was able to find a nearby business that allowed the employees to park there, leaving the parking lot for the patrons of the business. Mr. Benson said that was a good idea, if such a business can be found.

Ms. Korman-Houston agreed that an earlier closing for the beer garden than the rest of the brewery is something to consider. She wondered whether traffic calming measures could be introduced on a private way. She suggested that perhaps the applicant could pay for traffic calming measures themselves, instead of the Town needing to do that.

Ms. Korman-Houston said that she would like to see the elevations in a color format, so they are easier to understand visually.

Mr. Lau asked if the applicant could get an easement from the landlord to have trucks pull all the way into the parking lot and through the gate and turn around there, not on Ryder Street.

Mr. Lau said that a number of years ago, parking at Ed Burns Arena and in the surrounding neighborhoods was extremely difficult, but in the last few years, demand for parking seems to have lessened.

Mr. Lau said that there used to be bollards blocking off the end of Ryder Street so vehicles could not drive over the bike path. He thinks that either the Town or the MBTA are working on getting something like that again.

Mr. Lau said that it is not reasonable to put the burden of solving a neighborhood issue caused by narrow streets that are private ways entirely on the brewery. The brewery can do some things to mitigate the problems, but they can't solve the problems that are inherent to the neighborhood. Ryder Street is a private way, which means that residents can park on the street overnight. The road is narrow, with no sidewalks, so parked cars make it even more difficult for pedestrians. The brewery has not caused that problem; it's inherent to the neighborhood, and there should be a neighborhood solution.

Mr. Lau said that he likes the idea of closing the beer garden earlier. He would like the brewery to consider sound mitigation strategies, and perhaps turning off the exterior lights at some point. He appreciates that the applicant has indicated a willingness to work with the neighbors.

The Chair shared a list of items that the Board would like clarification or further information about:

- location of the EV charging stations
- example or details of the bike shed,
- signage package, if the applicant wants to have the signage approved at this time, including the potential for a mural or some sort of artwork on the façade toward Forest,
- possibility of renting additional parking area on the adjacent lot from the landlord,
- projections of how patrons will arrive on the site, including seasonal differences, so there is a clearer understanding of the number of cars expected on site,
- possibility of opening the gate at the back of the parking lot to allow trucks to turn around there rather than using Ryder Street,
- identifying alternative locations for parking if the lot is full, and quantifying parking available on Mass Ave or elsewhere,
- revisit the LEED checklist,

- bring the high-impact mesh on the EIFS up to eight feet,
- move the lights on the façade down to mid-level rather than the roof level, so there is less spillover to the adjacent properties,
- provide a lighting plan for the site showing projected light levels,
- indication that the kitchen exhaust will be configured to blow away from the neighborhood,
- signage to designate the site as non-smoking,
- designate a ride-share pickup location,
- consider operating hours, both for the outdoor beer garden and the indoor restaurant/taproom,
- consider requirements for outdoor music (some locations only allow non-amplified music, prohibit drums, etc.), and what the hours will be for music,
- limitation of hours for pickup and delivery, so that it does not happen while children are walking to and from school,
- rendered color elevations, and
- plans for reducing the heat given off by the impervious parking lot.

Mr. Revilak noted that the applicant will need to go before the Select Board for a pouring license, and the Select Board also reviews operating hours. The Chair said that both Boards can set limits on operating hours; she noted that it can come under Environmental Design Review criteria. Mr. Revilak said that he would like to understand what criteria the Select Board uses to determine operating hours. Mr. Allen said that the application states the maximum hours that they would ever want to be open, but that doesn't mean that they intend to be open until 11:00 every night. There may be special events that occasionally go later, such as the Super Bowl, and they did not want to submit an application that committed them to more limited hours. They are willing to work with the neighbors to figure out a good closing time, with the understanding that the brewery needs to be open during evening hours in order to be successful.

Mr. Benson said that he would like to make a distinction between when the beer garden closes and when the music ends. If they intend to have outdoor music, they need to provide information about how they will monitor the noise level.

Mr. Benson said that he would like to know if the Town has any plans to make infrastructure changes to the area. The Chair asked Ms. Ricker to update the Board about the plans for the Ryder Street/bike path intersection. Ms. Ricker said that there are concepts available for public review, and there will be a public meeting on this project. She said that she would get details of the proposed plans and share them with the Board.

The Chair asked for a motion to continue Docket #3838, 15 Ryder Street, to Monday, March 24, 2025. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 3 – Public Hearing: Warrant Articles for 2025 Annual Town Meeting.**

The Chair noted that the Board will be holding five nights of hearings for 20 warrant articles related to zoning. The Board will hear from article applicants and members of the public on each of the articles as scheduled. The Board will reserve final deliberation and voting on each article until the last night of hearings, which will be on April 7, 2025.

ARTICLE 28 – DEFINITION OF LOT COVERAGE

Ms. Ricker explained that throughout the Zoning Bylaw, the term “Lot Coverage” is repeatedly used when describing dimensional requirements and development standards for a lot; however, there is no definition of the term in the Bylaw. This article proposes to add a new definition to the Zoning Bylaw which would formalize the Inspectional Services Department’s standard practice of applying the definition of “Building Coverage” wherever “Lot Coverage” is used. The simplest solution is to add a definition for “Lot Coverage” that refers back to “Building Coverage” rather than change all references to “Lot Coverage” in the Bylaw.

The Chair noted that Christian Klein, Chair of the Zoning Board of Appeals (ZBA) brought this item to the attention of the Board.

The Board members had no comments or questions about Article 28.

The Chair opened the floor for public comment. Seeing no one who wished to speak, the Chair closed public comment and discussion on Article 28.

ARTICLE 29 – PARKING IN RESIDENTIAL DISTRICTS

Ms. Ricker explained that the Zoning Board of Appeals proposed revisions to Section 6.1.10.A, Parking in Residential Districts, to increase readability, provide new guidance on dimensional standards for required vegetated buffers for side yard driveways and proximity of driveways to intersections, and clarify the required finding to allow second driveways for one- to three-family dwellings in the R0, R1, R2, R3 and R4 districts. The proposed changes to the section primarily reorganize and reformat the existing text for clarity and ease of reference, while adding two new dimensional requirements:

- (1) a driveway cannot be closer than 20 feet to an intersection, except by Special Permit; and
- (2) the required vegetated buffer for side yard driveways when abutting a residential lot shall be a minimum of 2.5 feet in width, or 1.5 feet in width with a minimum height of 4 feet, except as excluded by Section 5.3.12.B – Traffic Visibility for Driveways.

Mr. Revilak said that he thinks this is a good change, and it will make it easier for the ZBA to make appropriate decisions in response to requests for second driveways.

Mr. Benson noted that the summary given by Ms. Ricker says that a driveway could be closer than 20 feet to an intersection by Special Permit, but the proposed main motion language does not allow that exception. He asked Mr. Klein if the ZBA would like to have the option of issuing a Special Permit to allow a driveway closer to an intersection. Mr. Klein replied that the ZBA has discussed this on multiple occasions, and they believe that allowing a driveway closer than 20 feet to an intersection would impair safety, so it should not be allowed by Special Permit. Mr. Lau disagreed; the fact that it can be allowed by Special Permit does not require the ZBA to grant a Special Permit for any given request, but it does leave the option open if unforeseen circumstances make it preferable to allow a driveway less than 20 feet from an intersection. The other Board members agreed. Mr. Benson proposed dividing the first sentence of Section 6.1.10.A.(1).c into two sentences, and adding the phrase “except by Special Permit” to the second sentence.

Ms. Korman-Houston suggested a wording change to the proposed main motion language for Section 6.1.10.A.(1).b from “and within the foundation of a dwelling” to “and in a garage located within the foundation of a dwelling.” Mr. Benson expressed concern that this change would disallow parking within a foundation if it is not considered a garage. The Board members reviewed the definition of “garage” in the Zoning Bylaw and discovered that it is broadly enough defined that any parking area in a building’s foundation would meet the definition. The other Board members agreed with Ms. Korman-Houston’s revision.

The Chair opened the floor for public comment.

- Chris Loreti, 56 Adams Street – As it is currently written, Section 6.1.10.A.(1).a allows parking in a driveway in the front setback, although it does not allow required parking spaces to be in the front setback. This gives people the option of parking a second car in the driveway behind a garage or other designated parking space. The revisions proposed by the Board seem to take away that option. Regarding Section 6.1.10.A.(1).c, he thinks that 20 feet is too close for a driveway to be to an intersection. The bylaw requires 50 feet between a driveway from a parking lot of more than 5 spaces and an intersection. The Cornell Land Local Roads Program references New York state standards for local driveways, which is twice the driveway width plus 15 feet, which is generally at least 35 feet.

The Chair closed public comment on Article 29.

Mr. Benson said that he would like to consider Mr. Loreti’s comment and perhaps suggest a change to the required distance between a driveway and an intersection.

The Chair closed discussion of Article 29.

ARTICLE 30 – SCREENING AND BUFFER REQUIREMENTS

Ms. Ricker explained that this article proposes administrative corrections relative to duplicate sections of the Zoning Bylaw that remain following a previous Zoning Bylaw recodification. Sections 5.3.7 and 5.3.21 both address screening and buffering requirements and are proposed to be combined while retaining Sections 5.3.7.D and 5.3.21.B which are not duplicated. As part of this administrative correction, references made to dimensional standards for yards, setbacks, and screens or buffers in other parts of the Bylaw are also amended for clarification.

The Board members had no comments or questions about Article 30.

The Chair opened the floor for public comment.

- Susan Stamps, 39 Grafton Street – She is a member of the Tree Committee, but not speaking for the Committee. She thinks this amendment could be an opportunity to get more trees planted. This section of the bylaw mandates buffers of at least three feet wide, which is wide enough to plant a tree. She suggested that they insert a requirement to plant a shade tree every 25 feet within the buffer.

The Chair closed public comment on Article 30.

Mr. Revilak said that the purpose of the buffer is more for horizontal screening than for shade. During the MBTA Communities process, they held a lot of discussion about how large a front yard setback was required for a large shade tree. They determined that 10 feet was not enough, so he does not see how three feet could be enough.

Mr. Benson said that the purpose of this amendment is not to change any of the substantive requirements but to clarify and eliminate duplication, so he does not want to complicate it by adding new requirements. He suggested that the Tree Committee could propose such an amendment for 2026 Town Meeting. The other Board members agreed.

The Chair closed discussion of Article 30.

ARTICLE 31 – REDEVELOPMENT BOARD JURISDICTION

Ms. Ricker explained that last year, two applications were filed with the Department of Planning and Community Development for an Environmental Design Review to add a dormer to a single-family home and to a two-family home, respectively, as both were located along the Minuteman Bikeway. The ARB does not typically review low-density residential development so after conferring with the Chair of the Zoning Board of Appeals, this article proposes to remove single-family, two-family, and duplex properties in a R1 or R2 zoning district along the Minuteman Bikeway from the ARB's jurisdiction and place those within the ZBA's jurisdiction. This change would benefit impacted property owners who undertake certain types of renovation projects. Where additional relief from the Zoning Bylaw is required (such as for a large addition, or to build a porch that extends into the minimum yard regulations beyond what is allowed by right), owners of a single-family, two-family, or duplex dwelling along the Minuteman Bikeway would be able to apply to the ZBA for a hearing. This would streamline the process of obtaining all the relief necessary for a residential renovation project from a Special Permit Granting Authority.

Mr. Benson proposed shortening the background discussion section to be included in the Board report for clarity. None of the Board members had questions or comments about the main motion language.

The Chair opened the floor for public comment.

- Chris Loreti, 56 Adams Street – He thinks that this change should not be limited to the R0, R1, and R2 districts, but should apply to the use – that of a single-family, two-family, or duplex dwelling – in all zoning districts. He also thinks that the final phrase of the proposed main motion language is unnecessary.

The Chair closed public comment on Article 31.

Mr. Revilak said he likes the idea of focusing on the use rather than the zone.

Mr. Benson said that he would prefer to leave the limitation to the R1 and R2 districts in the main motion language. Those districts only allow single-family, two-family, or duplex dwellings, but other districts allow other types of buildings. So a property that currently has one of those types of houses in a different zoning district could propose a

change that would result in a multi-family residence or a business or other use, and the ARB would still like to see applications for that sort of change.

The Chair agreed with Mr. Benson; she thinks it is a good thing that the ARB has jurisdiction over single-, two-family, or duplex dwellings in other zoning districts. The other Board members agreed.

Mr. Klein asked if any parcels zoned R0 abut the bikeway, and Mr. Benson replied that there are none.

The Chair closed discussion of Article 31.

The Chair asked for a motion to continue the public hearing for the Warrant Articles for 2025 Annual Town Meeting to Monday, March 10, 2025. Mr. Lau so moved, Mr. Revilak seconded, and the Board voted unanimously in approval.

The Chair moved to **Agenda Item 4 – Discussion of B1 Rezoning.**

The Chair said that the purpose of this discussion is to determine the Board's plan to visit all the B1 parcels in advance of the hearing on this warrant article on March 24, 2025.

Several of the Board members said that they have already begun visiting and making notes on specific parcels.

The Chair moved to **Agenda Item 5 – Open Forum.**

The Chair opened the floor for open forum. Seeing no one who wished to speak, she closed open forum.

The Chair moved to **Agenda Item 6 – New Business.**

The Chair said that she would like to confirm which of the remaining warrant articles will be heard at which meetings.

- March 10 – Articles 25, 26, and 27
- March 17 – Articles 36, 37, 38, 40, 43, and 44
- March 24 – Articles 32, 33, 34, 35, 39, 41, and 42, all of which relate to zoning map changes
- April 7 – deliberation and vote on all warrant articles

Mr. Revilak said that he recently read an article about a recent zoning change in Burlington. They created a mixed-use district at the site of the Burlington Mall. The bylaw says that it seeks to establish a vibrant live-work-play area, called the Mixed Use Innovation (MIX) District. It's mostly multi-family, mixed-use, and a range of commercial. It's primarily a form-based code, and they also have block standards and complete street standards. He thinks this is something that Arlington might want to consider at some point; it could be a good fit for some of the industrial parcels.

Mr. Benson said that neither the Town's zoning maps nor the Assessor's database shows the Multi-Family Overlay Districts. He would like to see that changed so that people can get accurate information about zoning. Ms. Ricker said that DPCD has been working with the GIS Coordinator to get the GIS map updated.

Mr. Benson said that the sidewalks at 149 Pleasant St, for which the Board recently issued a special permit, have not been shoveled after any of the recent snows. He asked that DPCD staff contact the owner and remind them that they are required to arrange for the sidewalks to be shoveled. Ms. Ricker said that she will contact them. She noted that they cleared the foliage when asked to do so.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned** at 9:55 pm.

Documents used:

- Agenda Item 1 Draft Meeting Minutes – February 10, 2025
- Agenda Item 2 ABC Beer Inc - 15 Ryder St EDR Application
ABC Beer Inc - 15 Ryder St Photos of Existing Conditions
ABC Beer Inc - 15 Ryder St Plans and Drawings of Existing Conditions
ABC Beer Inc - 15 Ryder St Plans and Drawings
ABC Beer Inc - 15 Ryder St LEED Checklist
ABC Beer Inc - 15 Ryder St EDR Erosion & Sediment Plan
ABC Beer Inc - 15 Ryder St EDR Solar
02202025 EDR memo - 15 Ryder St
Arlington Brewing Company - presentation to ARB 2025-02-24
- Agenda Item 3 02242025 DPCD Memo to ARB Articles 28,29,30,31
- Agenda Item 4 Parcels Zoned B1
- Correspondence 15 Ryder St:
- R. Mascarenhas, 2/10/2025
 - D. King, 2/11/2025
 - S. Mohan, 2/17/2025
 - Arlington Eats, 2/18/2025
 - C. Klein, 2/18/2025
 - Zoning Board of Appeals, 2/18/2025
 - M. Adamik, 2/19/2025
 - T. Brennan, 2/19/2025
 - D. Buske, 2/19/2025
 - E. Campbell, 2/19/2025
 - K. Depardieu, 2/19/2025
 - C. Hartshorne, 2/19/2025
 - S. Huber, 2/19/2025
 - P. & A. Juodawlkis, 2/19/2025
 - L. Marshall, 2/19/2025
 - K. Moon, 2/19/2025
 - M. Plamondon, 2/19/2025
 - B. Sandrof, 2/19/2025
 - G. Smith, 2/19/2025
 - E. Sohn, 2/19/2025
 - V. Stabinger, 2/19/2025
 - H. Tatlock, 2/19/2025
 - J. Winston, 2/19/2025
 - P. Smith, 2/20/2025
 - Residents of Beck & Ryder - 2/21/2025
 - D. Seltzer - 2/22/2025
 - C. Campbell - 2/23/2025
 - L. Gitelson - 2/23/2025
 - K. Lawrence - 2/23/2025
 - L. Magoun - 2/23/2025
 - M. Basham - 2/24/2025
 - D. Brownell - 2/24/2025
 - M. Contreras - 2/24/2025
 - N. Green - 2/24/2025
- Warrant Article Hearings:
- L. Wiener, 2/11/2025
 - M. Marx, 2/14/2025



Town of Arlington, Massachusetts

Public Hearing: Docket #3798, 821 Massachusetts Ave (continued from January 13, 2025)

Summary:

7:35 pm The public hearing is continued to allow the Board to review and approve the application under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

In addition to the attached documents, a SketchUp Model Video is available [here](#).

ATTACHMENTS:

| Type | File Name | Description |
|----------------------------------|---|---|
| ▢ Application for Special Permit | 821_Mass_Ave_-_Revised_Dimensional_and_Parking_Information_-_Final_-_031025.pdf | 821 Mass Ave - Revised Dimensional and Parking Information - Final - 031025 |
| ▢ Application for Special Permit | 821_Mass_Ave_-_Revised_Narrative_-_Final_-_031025.pdf | 821 Mass Ave - Revised Narrative - Final - 031025 |
| ▢ Application for Special Permit | 821_Mass_Ave_-_ARB_Submission_Drawing_Set_-_031025.pdf | 821 Mass Ave - ARB Submission Drawing Set - 031025 |
| ▢ Application for Special Permit | 821_Mass_Ave_-_Materials_Board_-_Exterior_Finishes_-_031025.pdf | 821 Mass Ave - Materials Board - Exterior Finishes - 031025 |
| ▢ Application for Special Permit | 821_Mass_Ave_-_Brick_Detail_at_CVS.pdf | 821 Mass Ave - Brick Detail at CVS |
| ▢ Application for Special Permit | EDR_memo_Docket_3798_821_Mass_Ave_-_UPDATED_2025-03-06.pdf | EDR memo Docket 3798 821 Mass Ave - UPDATED 2025-03-06 |

DIMENSIONAL AND PARKING INFORMATIONProperty Location: 821 Massachusetts AvenueZoning District: **B4 BUSINESS DISTRICT**Applicant: Noyes Realty, LLLPAddress: **P.O. BOX 40, MARBLEHEAD MA 01945**

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet: **49,289 GSF**Vacant Building & CVS Retail

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet: **2 Retail (2,090 SF); 4 Residential Units (1,519 SF, 2,505 SF, 2,505 SF, 2,348 SF); CVS Retail (36,945).**2 Retail Spaces & 4 Residential Units & CVS Retail

| | Present Conditions | Proposed Conditions | Min. or Max. Req'd by Zoning for Proposed Use |
|---|--------------------|---------------------|---|
| Lot Size | 79,864 | 79,864 | min. 20,000 |
| Frontage | 291.49 | 291.49 | min. 50 |
| Floor Area Ratio ¹ | .50 | .59 | max. 2.39 |
| Lot Coverage (%), where applicable | 17.9 | 21.8 | max. NA |
| Lot Area per Dwelling Unit (sf) | NA | NA | min. NA |
| Front Yard Depth (feet) | 10.0 | 8.6 | min. 0 |
| Side Yard Width (feet) right side | 17.9 | 8.3 | min. 0 |
| left side | 122.4 | 122.4 | min. 0 |
| Rear Yard Depth (feet) | 91.9 | 91.9 | min. 22.5 |
| Height stories | 2.5 | 3 | stories ² 4 |
| feet | 26 | 36.33 | Feet 50 |
| Open Space (% of G.F.A.) ³ | | | min. |
| Landscaped (sf) | 5,607 | 7,393 | (sf) 7,393 |
| Usable (sf) | NA | NA | (sf) NA |
| Parking Spaces (#) ⁴ | 73 | 73 | min. 48 |
| Parking Area Setbacks (feet) (where applicable) | NA | NA | min. NA |
| Loading Spaces (#) | NA | NA | min. NA |
| Bicycle Parking ⁵ short term | 5 | 5 | min. 8 |
| long term | 5 | 11 | min. 11 |

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

DIMENSIONAL AND PARKING INFORMATION

Property Location: 821 Massachusetts Avenue

Applicant: Noyes Realty, LLLP

Present Use/Occupancy: No. of Dwelling Units:

Vacant Building

Proposed Use/Occupancy: No. of Dwelling Units:

2 Retail Spaces & 4 Residential Units

Zoning District: **B4 BUSINESS DISTRICT**

Address: **P.O. BOX 40, MARBLEHEAD MA 01945**

Uses and their gross square feet: **12,344 GSF**

Uses and their gross square feet:

2 Retail (2,090 SF);

4 Residential Units (1,519 SF, 2,505 SF, 2,505 SF, 2,348 SF)

| | Present Conditions | Proposed Conditions | Min. or Max. Req'd by Zoning for Proposed Use |
|---|--------------------|---------------------|---|
| Lot Size | 10,490 | 10,490 | min. 20,000 |
| Frontage | 58.10 | 58.10 | min. 50 |
| Floor Area Ratio ¹ | .32 | 1.17 | max. 2.0 |
| Lot Coverage (%), where applicable | 12.8 | 42.4 | max. NA |
| Lot Area per Dwelling Unit (sf) | NA | NA | min. NA |
| Front Yard Depth (feet) | 37.3 | 8.6 | min. 0 |
| Side Yard Width (feet) | | | |
| right side | 17.9 | 8.3 | min. 0 |
| left side | 5.9 | 5.7 | min. 0 |
| Rear Yard Depth (feet) | 53.1 | 24.1 | min. 22.5 |
| Height | | | |
| stories | 2.5 | 3 | stories ² 4 |
| feet | 26 | 36.33 | Feet 50 |
| Open Space (% of G.F.A.) ³ | | | min. |
| Landscaped (sf) | 344 | 1,851 | (sf) 1,851 |
| Usable (sf) | NA | NA | (sf) NA |
| Parking Spaces (#) ⁴ | 10 | 10 | min. 10 |
| Parking Area Setbacks (feet) (where applicable) | NA | NA | min. NA |
| Loading Spaces (#) | NA | NA | min. NA |
| Bicycle Parking ⁵ | | | |
| short term | 0 | 3 | min. 3 |
| long term | 0 | 6 | min. 6 |

¹ FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

² Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

³ Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

⁴ See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

⁵ See Section 6.1.12, Bicycle Parking, or refer to the [Bicycle Parking Guidelines](#).

Building Use and Size

This new mixed-use building will be three stories tall and have a total gross area of 16,792 GSF (including a 4,448 GSF Basement – storage & mechanical), or **12,344 GSF** without the Basement. The First Floor has a total gross area of 4,448 GSF, the Second Floor has a total gross area of 3,948 GSF, and the Third Floor has a total gross area of 3,948 GSF. The building would have a **total height of 36'-3" above average finished grade**. The new building is compliant with the Town of Arlington Zoning Bylaw's Dimensional Requirements for this district. The site will have **10 off-street parking spaces** (including one handicap space) dedicated to this building.

The building includes two retail/office spaces, one accessible residential unit on the ground floor, and three residential units on the upper floors. All retail/office spaces and residential units shall have 2 means of egress. The ground floor retail/office spaces shall be designed for code-compliant accessibility and will have direct on-grade entries. The common roof would include private, trellised roof decks for three upper floor residential units, as well as the solar panels (50% of the roof area).

The proposed Uses and Sizes are as follows:

- **Two (2) Retail/Office Spaces** - First Floor, on-grade – fully accessible (1,045 SF each), or One (1) Retail/Office Space - First Floor, on-grade – fully accessible (2,090 SF);
- **Unit 1** - One (1) Ground Floor Accessible Residential Unit (1,519 SF-TLA) – 1 Bedrooms & 1½ Bathrooms. This unit is fully accessible with on-grade entrances and convenient paths to the nearby accessible parking space.
- **Unit 2** - One (1) Second Floor Residential Unit (2,505 SF-TLA) – 3 Bedrooms & 3 ½ Bathrooms. Unit 2 has Second Floor decks with a total of 198 SF, and an upper Roof Deck area of 1,142 SF. Unit 2, therefore, has a total exclusive use deck area of 1,340 SF;
- **Unit 3** - One (1) Third Floor Residential Unit (2,505 SF-TLA) – 3 Bedrooms & 3½ Bathrooms. Unit 1 has Second Floor decks with a total of 198 SF, and an upper Roof Deck area of 1,142 SF. Unit 3, therefore, has a total exclusive use deck area of 1,340 SF; and,
- **Unit 4** - One (1) Two-story, Residential Unit on the Second and Third Floors (2,348 SF-TLA) – 2 Bedrooms & 2½ Bathrooms. Unit 4 has Second & Third Floor decks with a total of 360 SF, and an upper Roof Deck area of 1,149 SF. Unit 4, therefore, has a total exclusive use deck area of 1,509 SF.

Special Permit Criteria

1. The uses requested (mixed-use) are listed as an allowable use in this zoning district.
2. The requested uses (housing and office) are essential and desirable to the public convenience and welfare.
3. The requested uses will not create any undue traffic congestion or in any way impair pedestrian safety. The uses and design will enhance pedestrian access and safety.
4. The requested uses will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested uses or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
5. Any special regulations for the uses as may be provided in the Bylaw shall be fulfilled.
6. The requested uses will not impair the integrity or character of the district or adjoining districts, nor will they be detrimental to the health, morals, or welfare. The uses and design will strengthen the civic street front and respectfully enhance the adjacent Church courtyard and landscape.
7. The requested uses will not, by its addition to a neighborhood, cause an excess of the particular uses that could be detrimental to the character of said neighborhood. The addition of new housing has a very favorable impact to the entire community. New office space will bring needed service providers to this neighborhood.

Environmental Review Criteria

1. Preservation of Landscape

The existing landscape shall be preserved, as far as practicable, and enhanced. This project minimizes tree and soil removal, and all grade adjustments are in keeping with the general appearance of neighboring developed areas. The existing 'side buffer' tree plantings shall remain and all landscape areas facing the abutters shall be enhanced and improved with new plantings.

2. Relation of Building to Environment

The proposed new building will relate harmoniously to the lot's terrain and to the use, scale, setbacks, materials, and context of the existing buildings in the vicinity that have a functional or visual relationship to the building. The building respects and enhances its side-yard relationship to the abutting church. Additional plantings and landscape improvements will help define a more attractive and effective buffer. The new building's setbacks are consistent with the abutters' and meet the requirements of the Zoning By-Law.

3. Open Space

The project's open spaces are designed to add visual attractiveness and functionality for the residents, visitors, customers, and neighbors. The new entrance landscape and



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walkways from Massachusetts Avenue are designed to improve pedestrian safety, access, and identification. The new entry landscape plantings shall create a more attractive and pleasing streetside environment. The rear entrance landscape and walkways from the parking lot are similarly designed to enhance a safe pedestrian experience, provide additional plantings, lighting, bicycle parking, and clear access and egress. The upper roof decks for the three residential units provide additional open space amenities and encourage social interaction.

4. Circulation

Special design attention has been given to the building's residential and office entrances, walkways, parking, and pedestrian areas regarding safe vehicular, pedestrian, and bicycle circulation. The building's ground floor is completely accessible and welcoming from both Massachusetts Avenue and the rear parking area. The existing associated rear parking for this building will be re-designed and improved for accessibility and functionality. Short-Term and Long-Term Bicycle Parking will be provided and will be accessible from the rear parking lot. The improvements in pedestrian, vehicular, and bicycle circulation improvements will improve safety, access, and attractiveness and will not detract from the use and enjoyment of the proposed building and the neighboring properties.

5. Surface Water Drainage

The site design for this parcel shall include proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site shall be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water shall be treated on-site, as far as practicable. Storm water that cannot be managed on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. The current storm water drainage system in the existing parking lot is very functional and should be kept in place. The applicant shall maintain all the existing and proposed storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site.

The areas that would be considered for stormwater infiltration are the existing parking areas on the northerly side of the project that are to remain. Deep hole soil testing would be performed to evaluate the potential for stormwater infiltration and to determine if groundwater or ledge are site issues.

A stormwater computer analysis would then be prepared to determine the amount of runoff to be infiltrated. The stormwater management design would propose using roof runoff only. Subsequently, stormwater structures would be designed to mitigate any increases in runoff volumes and flows.

In the end, the stormwater structures would most likely be installed under the existing parking spaces, then the parking spaces would be restored to their original condition and



Rojas

elevations. If necessary, the walkways would be designed with permeable pavers or paving.

6. Storm Water Facilities

The project will comply with the Department of Public Work's requirement for the maintenance of all storm water facilities.

7. Utility Service

All proposed electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be in accordance with all codes and local requirements.

8. Advertising Features

The size, location, design, color, texture, lighting, and materials of all permanent signs (office and residential) and all other advertising structures or features shall be in conformance with the Town of Arlington's Signage Code and shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. All signage and advertising features will conform to the provisions of Section 6.2 of the Zoning Bylaw.

9. Special Features

Any exposed utility or service components (meters, transformers, etc.) shall be screened with appropriate plantings to minimize any visual impacts. Final plans shall include all exposed utility and mechanical features and their proposed landscape screening.

10. Safety

All the building's open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. As far as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act. Complete site and building security systems shall be incorporated into the proposed development. The safety and security of all residents, visitors, customers, and neighbors are important priorities of this project. The Arlington Fire Department has reviewed and approved the site plan for compliance with their vehicle access requirements.

11. Heritage

Arlington's heritage shall be respected. The removal, or disruption of historic, traditional, or significant uses, structures, or architectural elements shall be minimized, as far as practicable. The new building will provide a more consistent mixed-use presence on Massachusetts Avenue that relates to the Town's planning goals and priorities.

12. Microclimate

This development proposes a new structure and new hard-surface ground coverage and shall endeavor to minimize, as far as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment. The building and site are designed with a focus on climate practicality, sustainability, and maintainability.

13. Sustainable Building and Site Design



Rojas

This project shall incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. The building and site are designed with a focus on climate awareness, sustainability, and maintainability. The project is committed to meeting **LEED Silver standards** with the inclusion of the following sustainability components:

- Sustainable exterior and interior building & site materials and products
- Building envelope compliance with the Stretch Energy Code
- Low-Emittance windows & doors
- Energy-efficient mechanical systems
- Indoor Air Quality and thermal comfort
- Energy-efficient lighting and electrical devices
- Energy Star appliances
- Cool roofs & Trellis shading
- Solar-Panel Energy System – 50% of the roof area with panels
- Short-Term & Long-Term Bicycle Parking
- Electric Vehicle Charging Station
- Sustainable and less water-intensive landscape materials
- Non-invasive plant materials
- Additional street trees along Mass Ave in front of CVS and this new building
- Site and building cooling strategies utilizing planting locations
- Waste reduction and recycling
- Storm water management

The building to be demolished and the new construction site is located on the same lot as the existing CVS store building and there are no plans to subdivide the lot with respect to the Applicant's building plans.

The Applicant and members of his team have paid close attention to comments made at prior multiple hearings before both the ARB and the Historical Commission with respect to comments made by Members of the ARB and the Historical Commission as well as other interested parties with respect to what many individuals would like to see located in place of the Atwood House once the Atwood House is demolished.

Both the CVS store and the Atwood House are located on the same lot and there can be no subdivision of the lot to accommodate zoning for either one standing on its own because of zoning bylaw constraints.

At the time of the CVS ARB hearing which took place in 2009, there was language contained in the decision to the effect that there was a contemplation on the part of the Members of the ARB that the Atwood House could be demolished however there was no time constraint related to any plans to demolish the building.

The 2009 CVS ARB Decision contains language allocating certain parking spaces for the Atwood House whether it was to remain, be modified, demolished, or reconstructed.

We believe the Atwood House was constructed in the 1890's and of course the CVS store was constructed in the year 2010.



Rojas

The Atwood House has been vacant and in a state of disrepair for an extended period of time.

As a result, the Applicant was fined by the Town and has fully paid all fines relating to outstanding building code and/or other violations.

The Applicant has engaged the services of Rojas Design, Inc., who have prepared mixed-use plans with respect to the submission and are now ready to move forward and obtain approval of the plans, demo the Atwood House, and construct a new mixed-use building all in accordance with the plans submitted to the ARB.

Development of the site will remove a significant “eyesore” on Massachusetts Avenue, the main thoroughfare through the Town and, at the same time will add additional residential living space in the Town while maintaining a mixed-use component with respect to office use.

For all the above reasons the Applicant respectfully requests that his plans be approved by the ARB.



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821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION



821 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

SUBMISSION SET
03/10/2025



| SHEET LIST | |
|--------------|--|
| Sheet Number | Sheet Title |
| | COVER SHEET |
| EX- 01 | SITE PLAN WITH EXISTING BUILDING & TREES |
| TP- 01 | TREE PROTECTION REMOVAL PLAN & DETAILS |
| | PROPOSED PLOT PLAN BY ROBER SURVEY |
| L- 01 | PARTIAL BLOCK PLAN & ELEVATIONS - MASSACHUSETTS AVENUE |
| L- 02 | PROPOSED SITE LAYOUT & MATERIALS PLAN |
| L- 03 | PROPOSED PLANTING PLAN & PLANT LIST |
| A- 01 | PROPOSED FIRST FLOOR & SECOND FLOOR PLANS |
| A- 02 | PROPOSED THIRD FLOOR & ROOF PLANS |
| A- 03 | PROPOSED BASEMENT PLAN, FRONT (SOUTH) & REAR (NORTH) ELEVATION |
| A- 04 | PROPOSED SIDE (EAST) ELEVATION & SIDE (WEST) ELEVATION |
| | |
| C- 01 | EXISTING CONDITIONS PLAN |
| C- 02 | PROPOSED CONDITIONS DRAINAGE PLAN |
| | |
| | BOSTON LIGHT SOURCE - PHOTOMETRIC SITE PLAN |

Owner

**Geoffrey Noyes
Noyes Realty, LLP**

P.O. Box 40
Marblehead MA 01945

(781) 631-1123

Architecture | Interior Design |
Landscape Architecture

Rojas Design, Inc.

46 Waltham Street Suite 2A
Boston MA 02118

(617) 720-4100

RD 2958

Surveyor

Rober Survey

1072 Massachusetts Avenue
Arlington MA 02476

(781) 648-5533

Civil Engineer

**Gala Simon Associates,
Inc.**

394 Lowell Street Suite 18
Lexington MA 02420

(781) 266-8179

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SITE PLAN WITH
EXISTING
BUILDING &
TREES

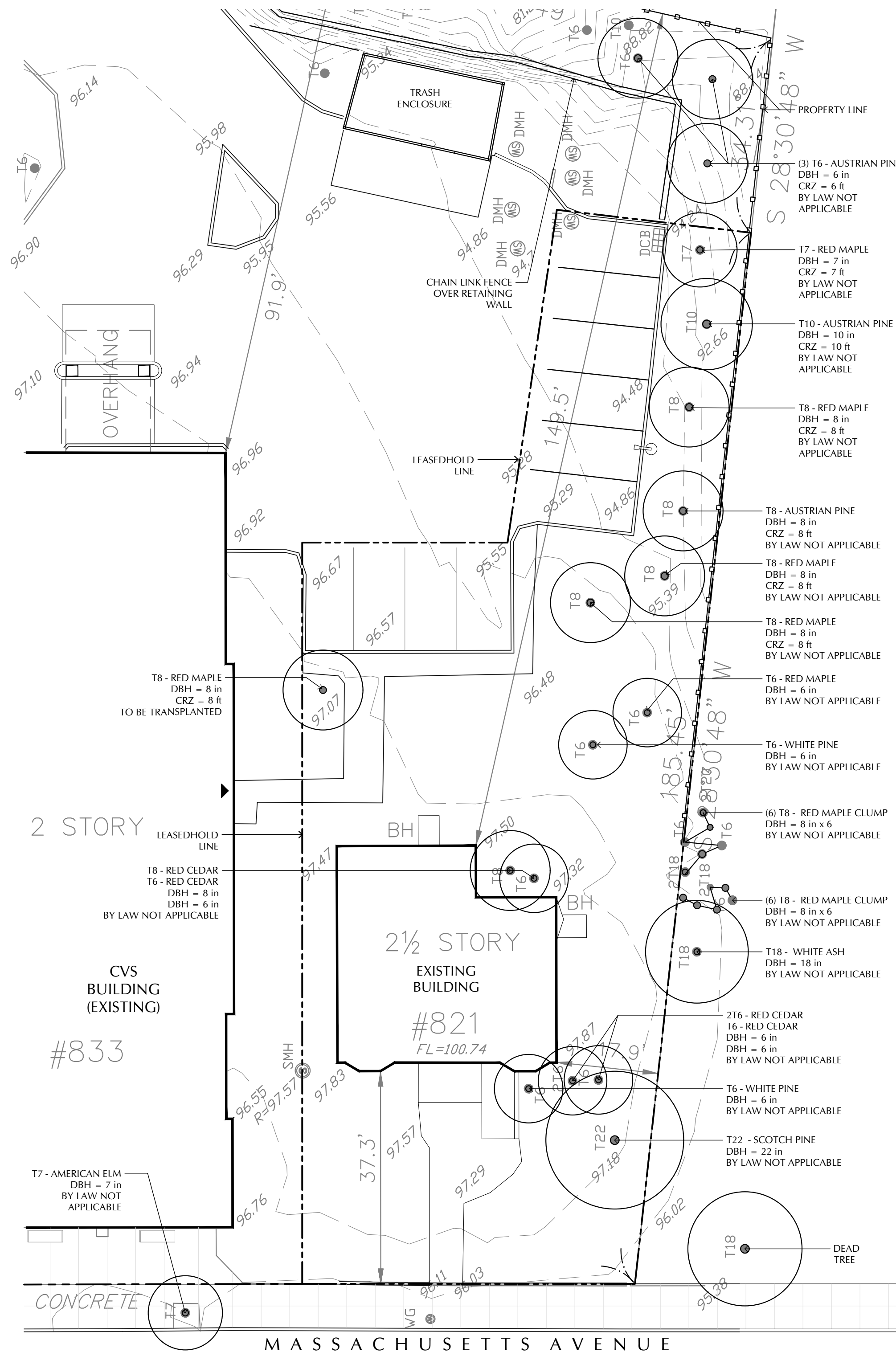
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EX-01



1 SITE PLAN WITH EXISTING BUILDING & TREES

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TREE
PROTECTION &
REMOVAL PLAN
& DETAILS

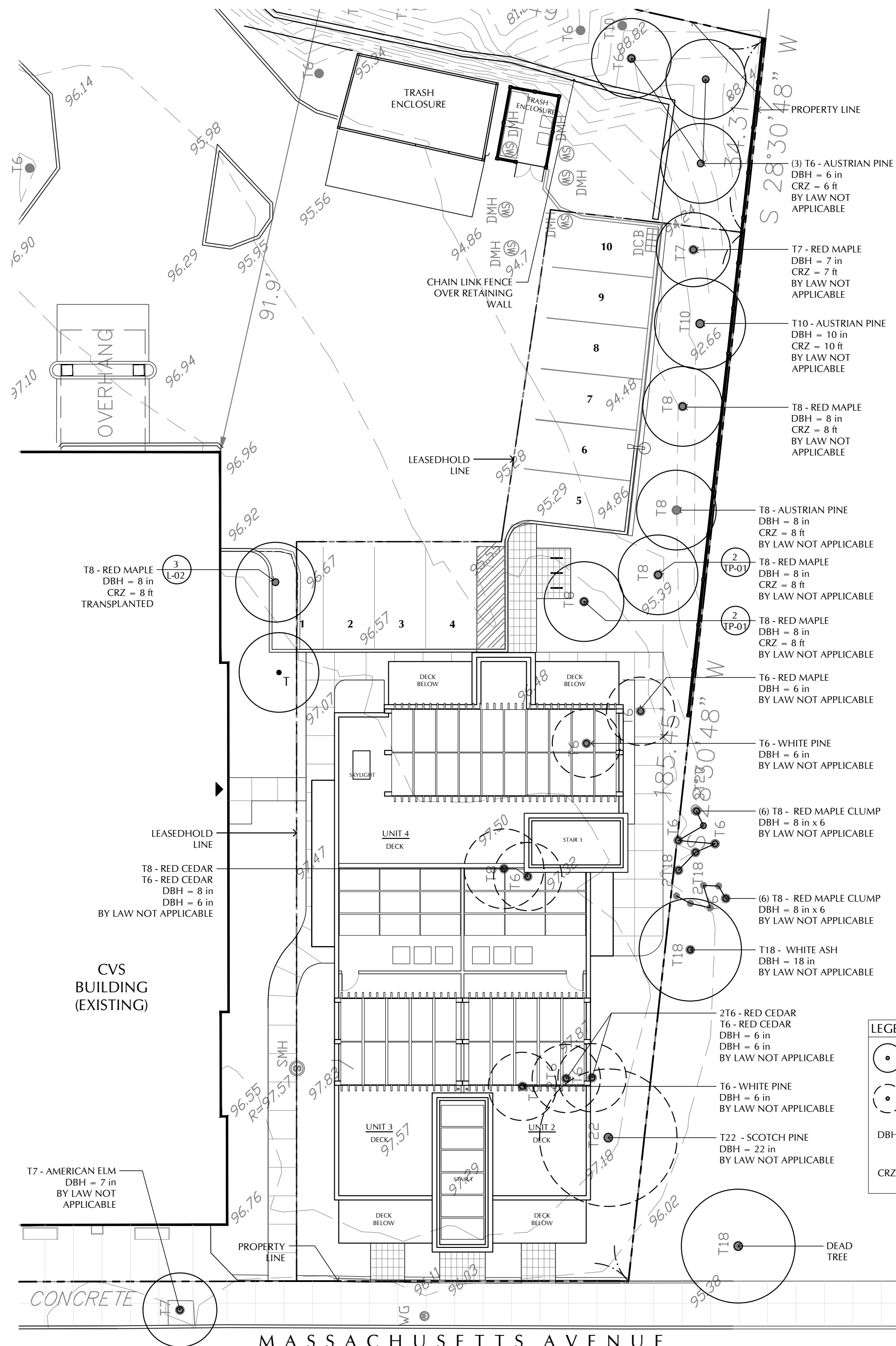
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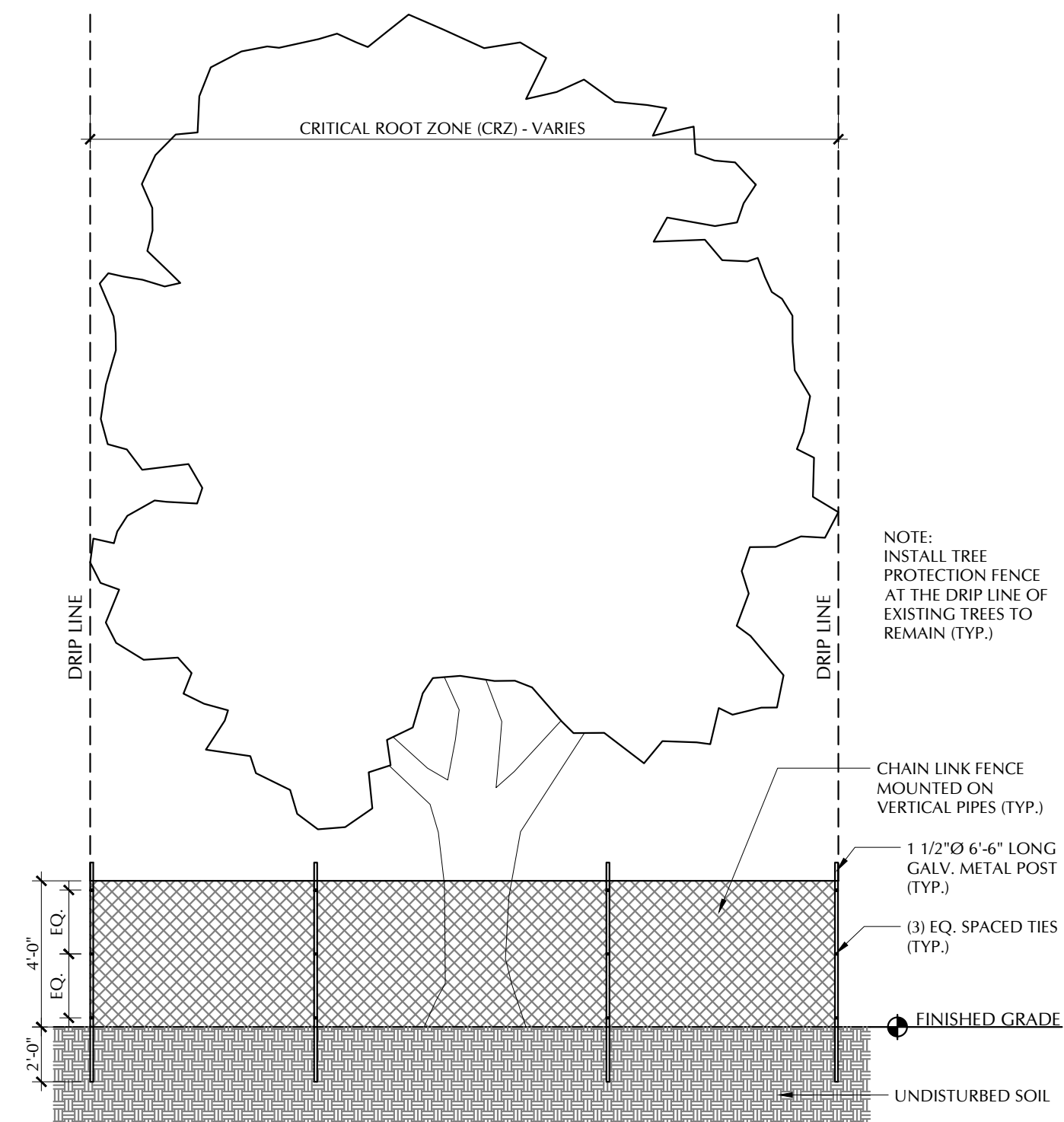
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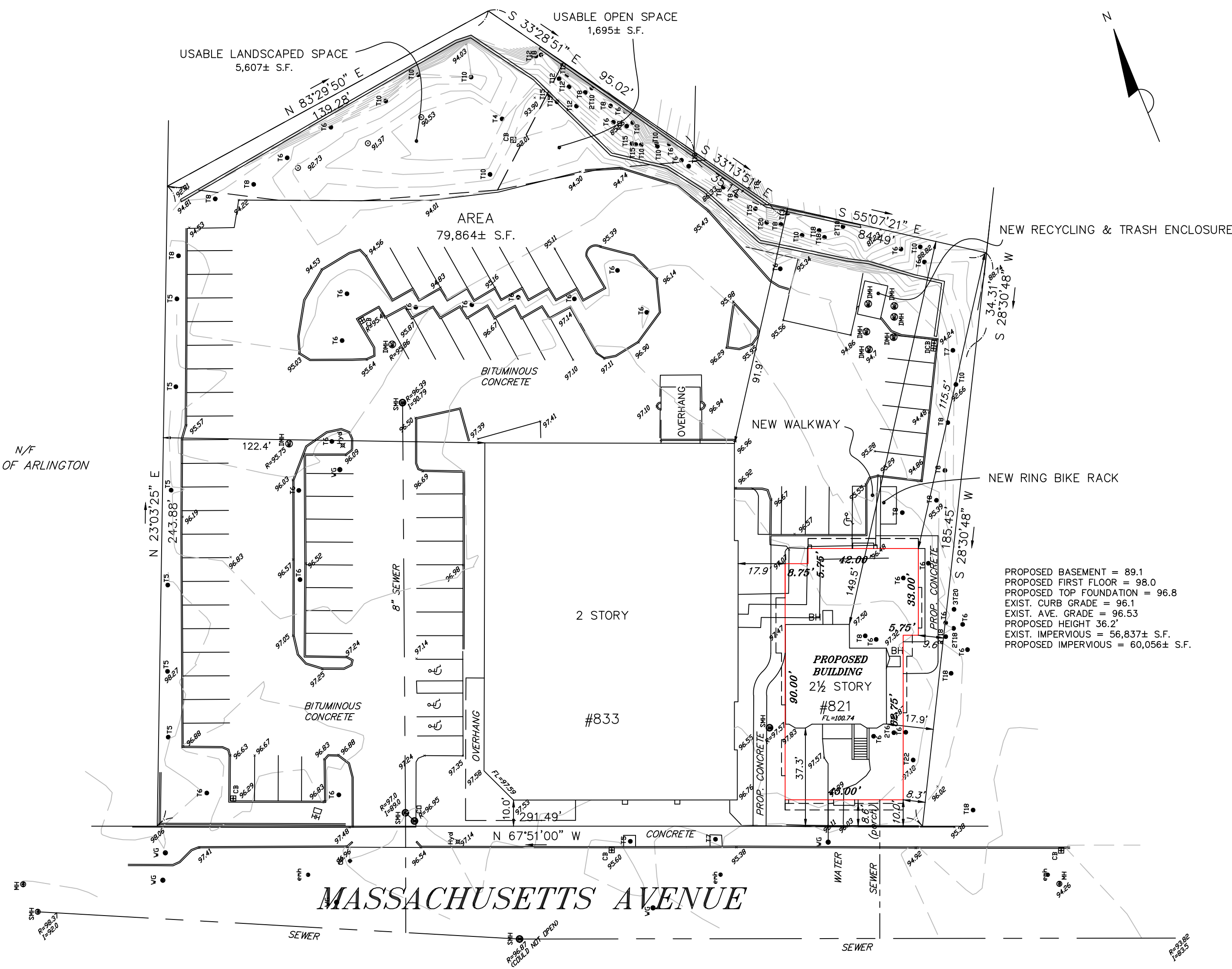
TP-01



1 TREE PROTECTION & REMOVAL PLAN



2 TREE PROTECTION DETAIL



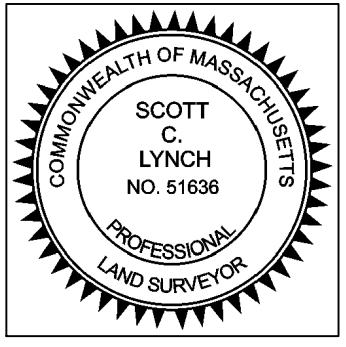
- LEGEND**
- | | |
|-----|----------------------|
| BH | BULKHEAD |
| CB | CATCH BASIN |
| CO | CLEANOUT |
| DCB | DOUBLE CATCH BASIN |
| DMH | DRAIN MANHOLE |
| EMH | ELECTRIC MANHOLE |
| FL | FLOOR |
| GG | GAS GATE |
| HH | HANDHOLD |
| HYD | HYDRANT |
| SMH | SEWER MANHOLE |
| T8 | 8" TREE |
| WG | WATER GATE |
| HP | HANDICAP PARKING |
| SE | SPOT GRADE ELEVATION |

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

Scott Lynch

7/25/2023

SCOTT LYNCH, PLS DATE
THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.



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PREPARED FOR: GEOFFREY NOYES

PROPOSED PLOT PLAN
#821-833 MASSACHUSETTS AVENUE
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 30' DATE: 7/25/2023

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7239PP3.DWG

821
MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON
REDEVELOPMENT
BOARD SUBMISSION

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PROPOSED
PARTIAL
BLOCK PLAN
& ELEVATION

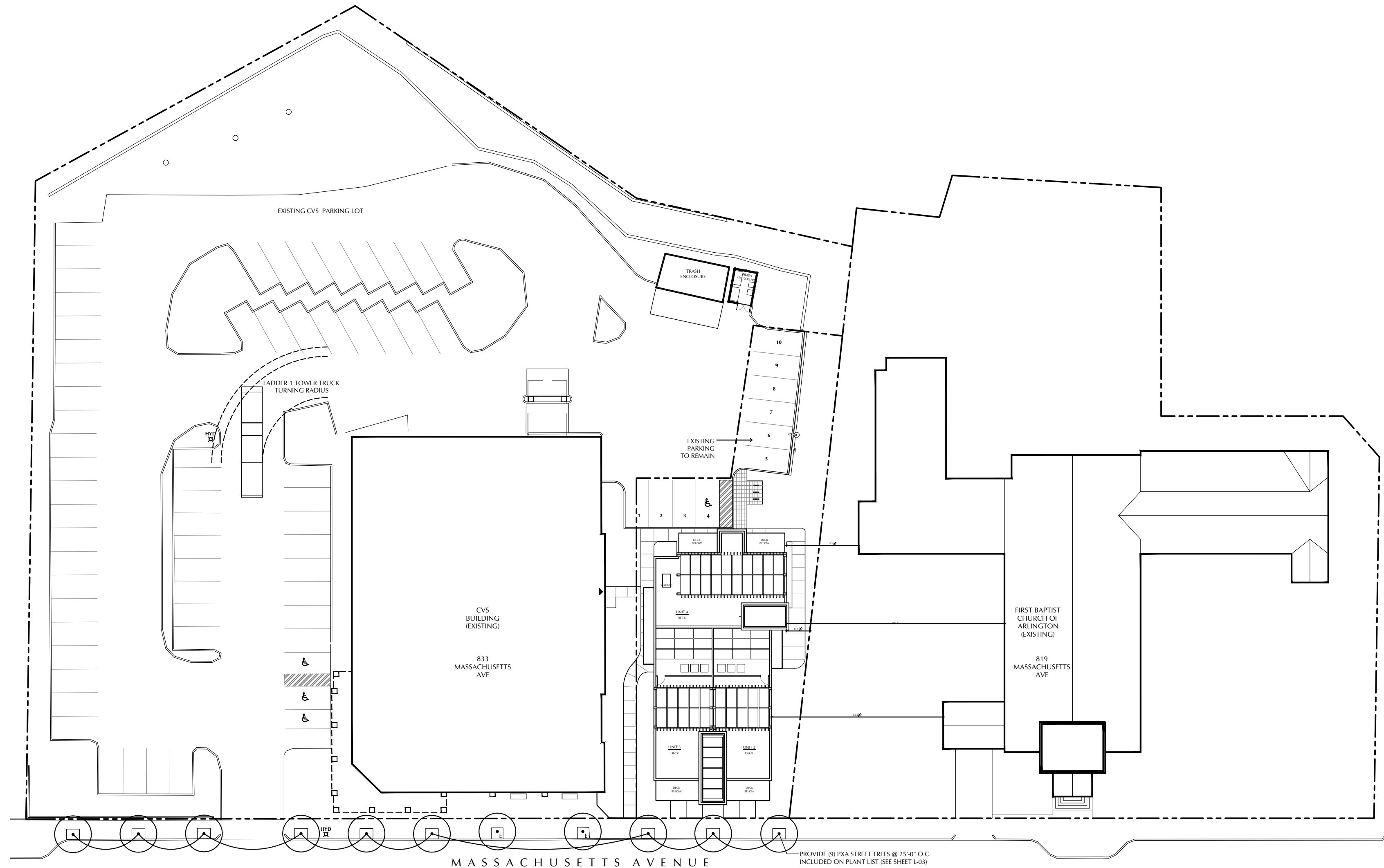
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Architecture
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L-01



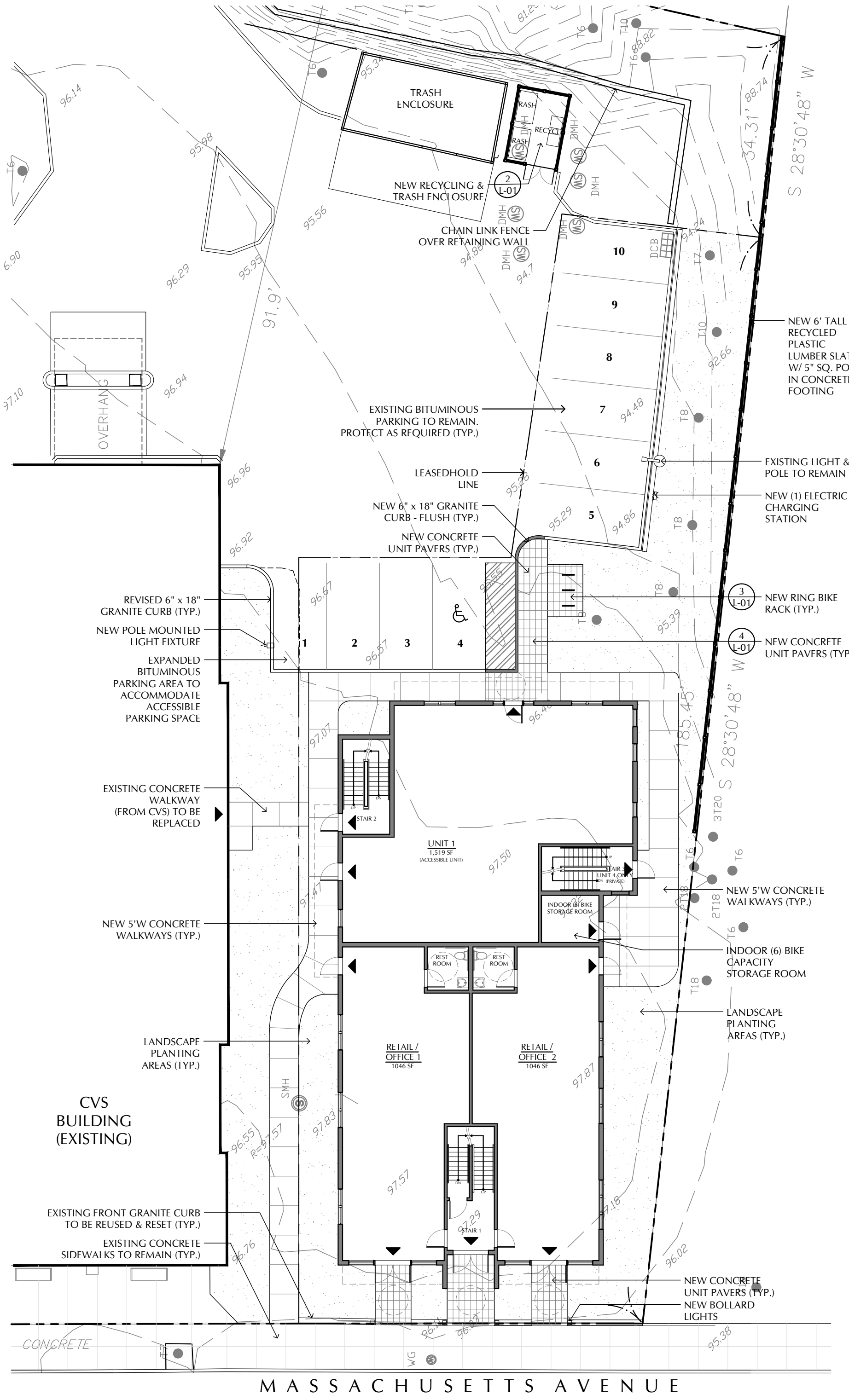
1 PROPOSED PARTIAL BLOCK PLAN

SCALE: 1" = 30'-0"



2 PROPOSED PARTIAL BLOCK ELEVATION

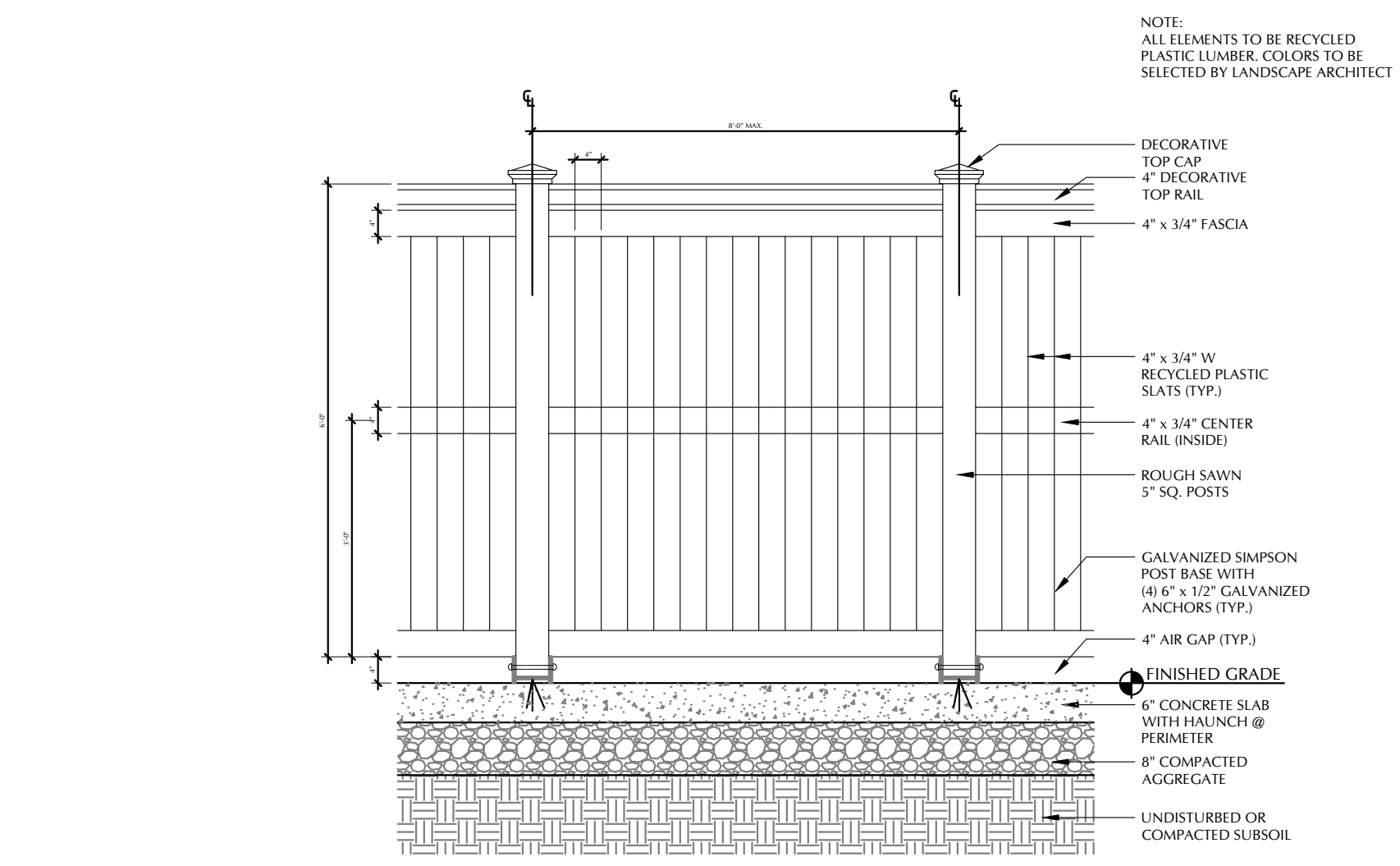
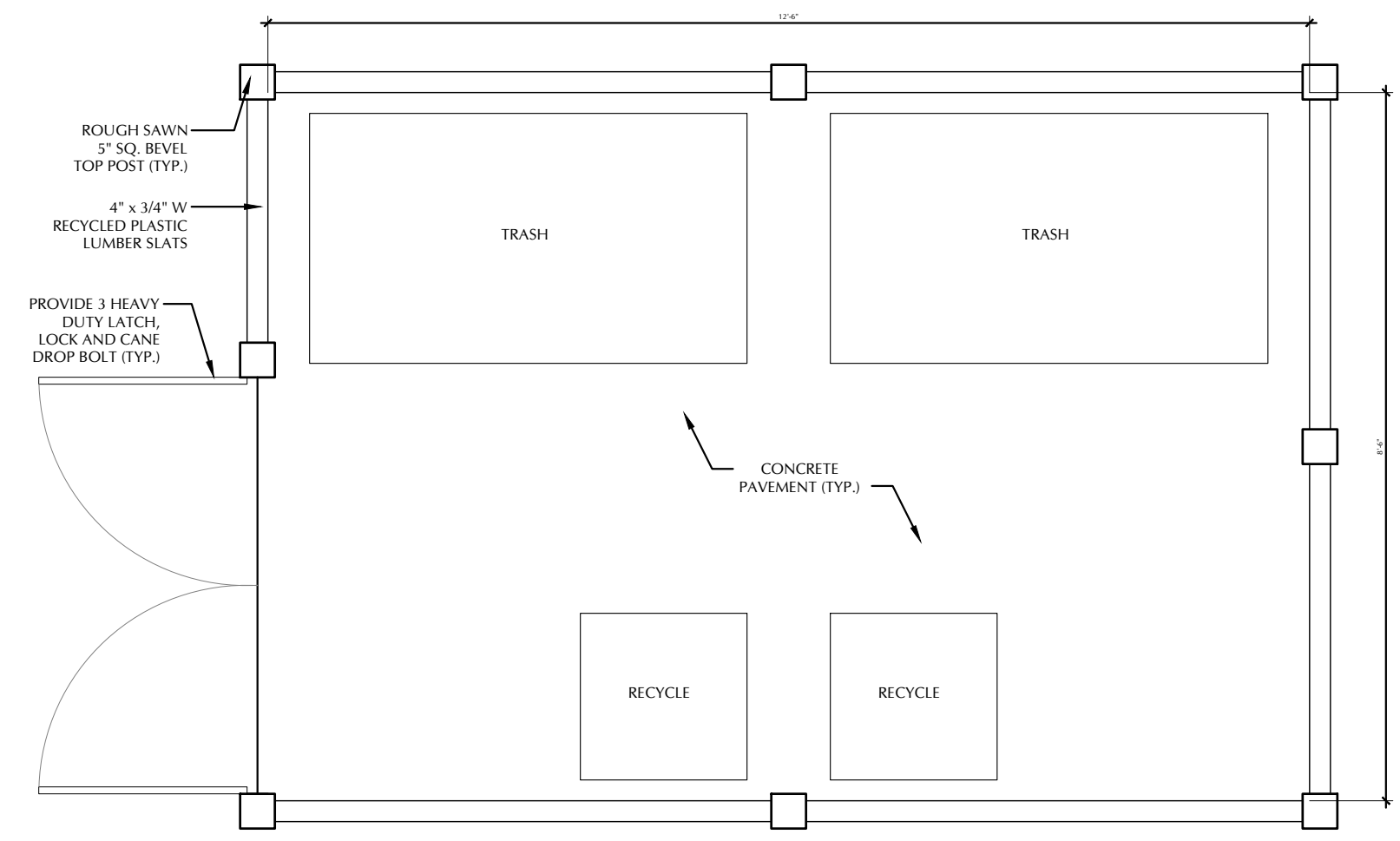
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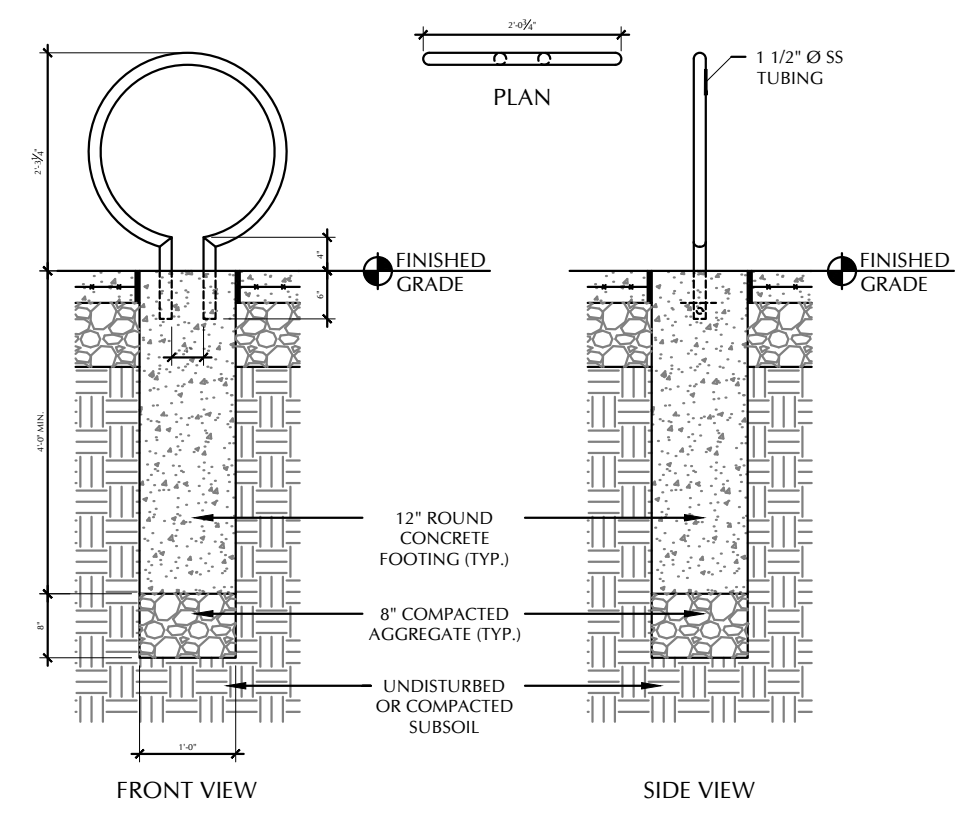
1 PROPOSED SITE LAYOUT & MATERIALS PLAN

SCALE: 1" = 15'-0"

30 of 55



2 TRASH ENCLOSURE PLAN & ELEVATION



3 RING BIKE RACK DETAIL

NTS

821
MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON
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PROPOSED SITE
LAYOUT &
MATERIALS
PLAN & DETAIL

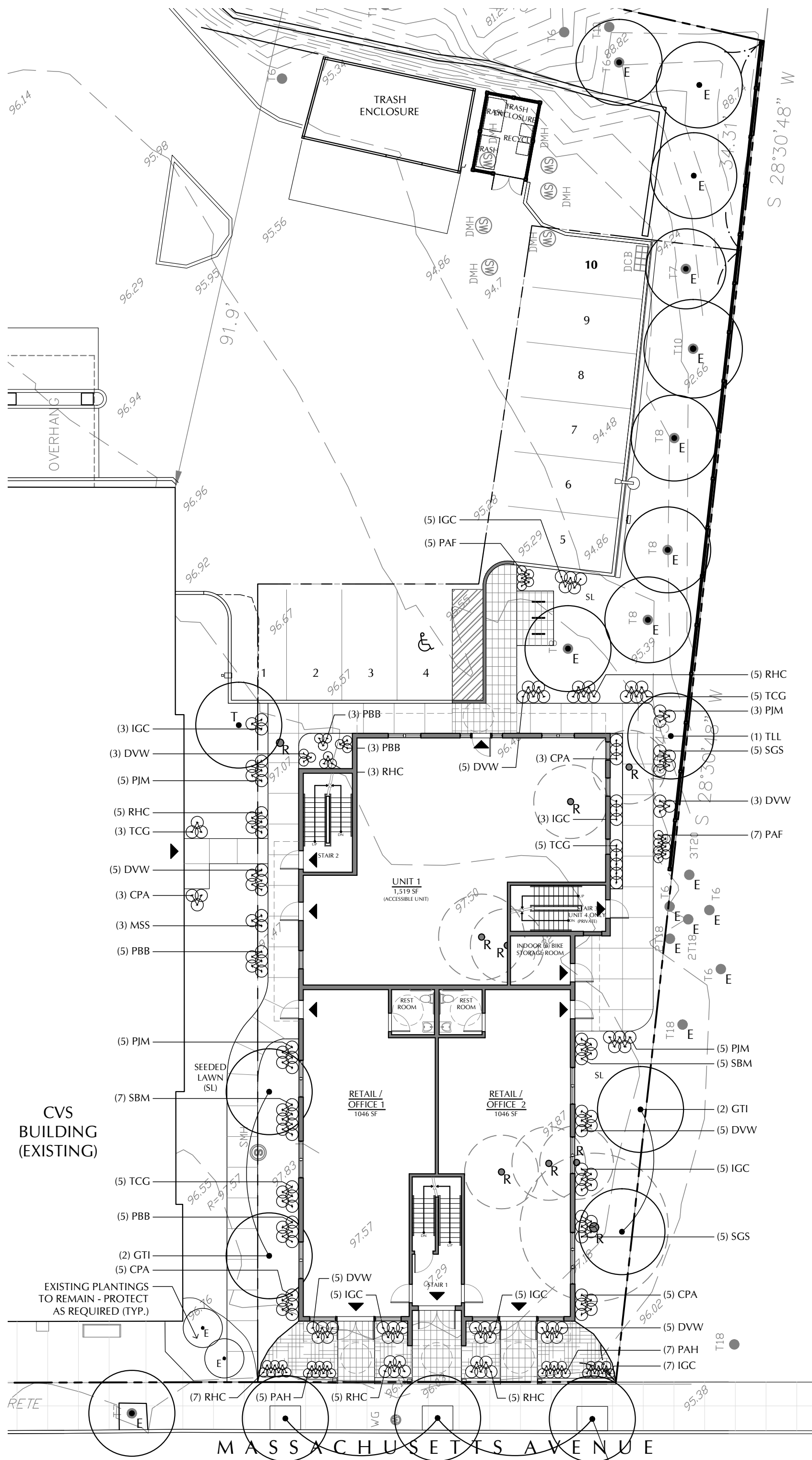
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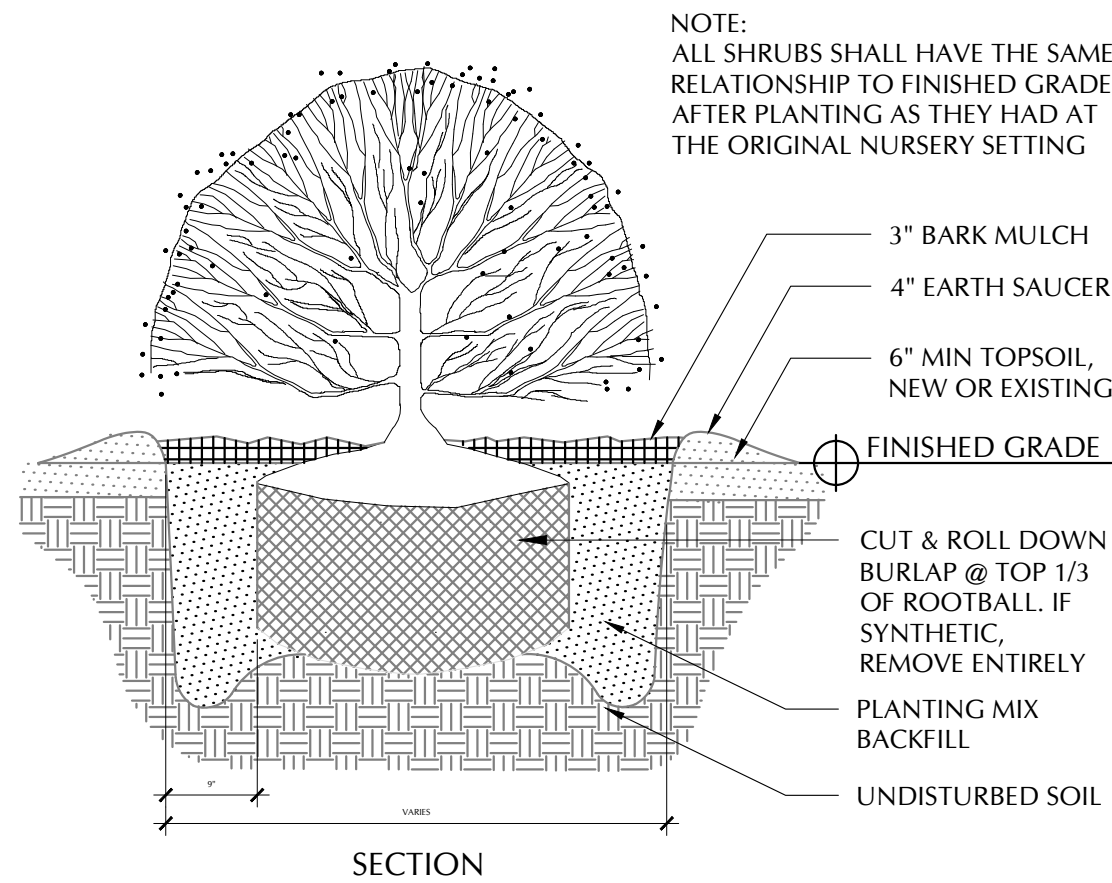
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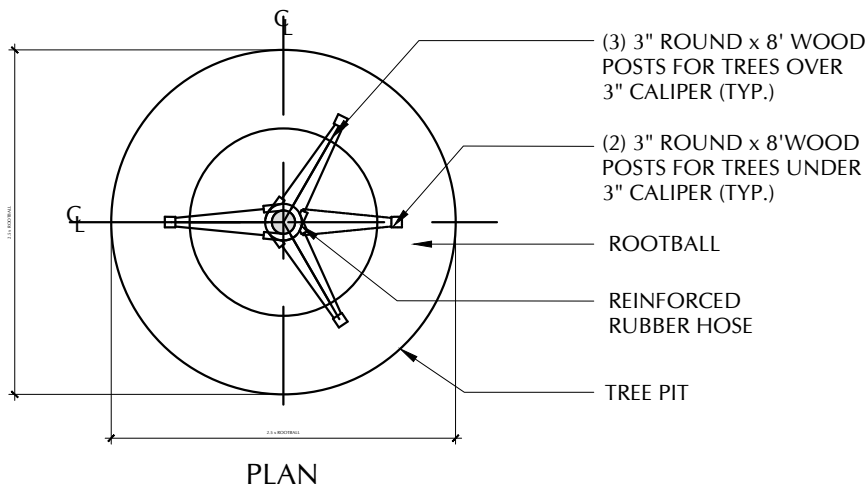
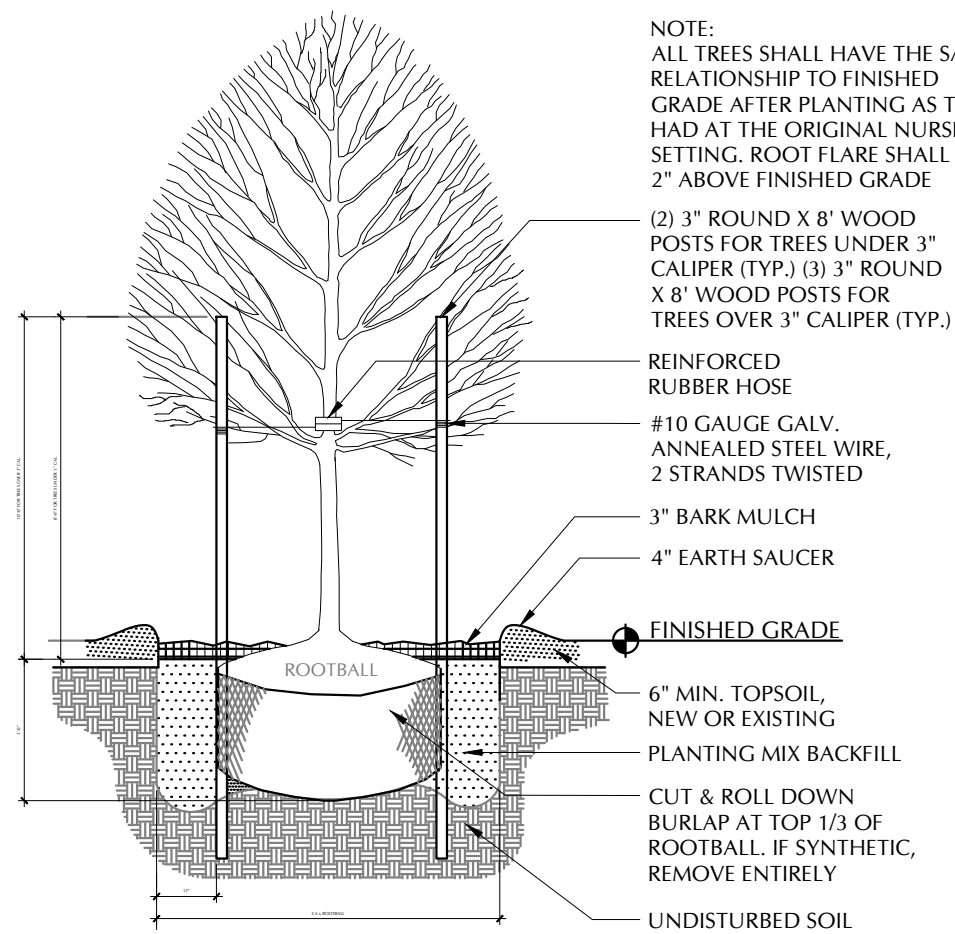
L-02



| 821 MASSACHUSETTS AVENUE, ARLINGTON MA | | | PLANT LIST | | ROJAS DESIGN, INC. RD 2958 | | 12/27/2024 |
|--|-----|---|----------------------------------|-------------------------------|----------------------------|---|------------|
| SYMBOL | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | REMARKS | |
| E | 11 | EXISTING TREE | EXISTING TREE | IN PLACE | TO REMAIN | PROTECT AS REQUIRED - PROVIDE CLASS 'A' PRUNING AS DIRECTED BY L.A. | |
| R | 8 | REMOVE TREE | REMOVE TREE | EXISTING | REMOVE | REMOVE TREE AND STUMP IN THEIR ENTIRETY | |
| T | 1 | TRANSPLANTED TREE - MAPLE TREE | TRANSPLANTED TREE | EXISTING | TRANSPLANTED | TRANSPLANT TREE, LOCATION AS SHOWN ON DRAWINGS | |
| GTI | 4 | CLEDITSA TRIACANTHOS INERMIS | THORNLESS HONEY LOCUST | 3'-3 1/2" CAL. | B & B | PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE | |
| PXA | 9 | PLATANUS X ACERIFOLIA | LONDON PLANE TREE | 3'-3 1/2" CAL. | B & B | PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE | |
| TLL | 1 | TILIA CORDATA | LITTLE LEAF LINDEN | 3'-3 1/2" CAL. | B & B | PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE | |
| CPA | 16 | CHAMAECYPARIS PISIFERA 'FILIFERA AUREA' | GOLDEN THREADLEAF CYPRESS | 2'-0" - 2'-6" SPREAD | B & B | YELLOW/COLD COLOR YEAR-ROUND - BROAD DOME FORM - SPACING @ 2'-0" O.C. - EVERGREEN | |
| DVW | 31 | RHODODENDRON 'DELAWARE VALLEY WHITE' | 'DELAWARE VALLEY WHITE' AZALEA | 2'-6" - 3'-0" TALL | B & B | WHITE FLOWERS - BLOOMS APRIL - MAY - SPACING AT 2'-6" O.C. - EVERGREEN | |
| IGC | 35 | ILEX GLABRA 'COMPACTA' | COMPACT INKBERRY | 2'-6" - 3'-0" TALL | B & B | EVERGREEN DENSE MOUNDED FORM - SPACING AT 2'-6" O.C. | |
| PBB | 16 | PIERIS 'BROWERS BEAUTY' | BROWERS BEAUTY ANDROMEDA | 2'-6" - 3'-0" TALL | B & B | CREAMY WHITE FLOWER - BLOOMS LATE APRIL SPACING AT 2'-6" O.C. | |
| PJM | 18 | RHODODENDRON 'PJM' | 'PJM' RHODODENDRON | 2'-6" - 3'-0" TALL | B & B | MAGENTA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN | |
| RHC | 32 | RHODODENDRON 'HINO-CRIMSON' | 'HINO-CRIMSON' AZALEA | 2'-6" - 3'-0" TALL | B & B | FUCHSIA FLOWERS - BLOOMS LATE SPRING EARLY SUMMER - SPACING AT 2'-6" O.C. | |
| SBM | 12 | SPIRAEA X BUMALDA 'ANTHONY WATERER' | SPIREA BUMALDA 'ANTHONY WATERER' | 2'-6" - 3'-0" TALL | B & B | SMALL WHITE FLOWERS - BLOOMS IN MAY SPACING AT 2'-6" O.C. | |
| TCG | 22 | TAXUS CLUPIDATA 'GREENWAVE' | GREENWAVE JAPANESE YEW | 2'-6" - 3'-0" SPREAD | B & B | EVERGREEN WITH LOW MOUNDED FORM SPACING AT 2'-6" O.C. | |
| LSP | 340 | LIRIOPE SPICATA | CREeping LIRIOPE | 12" SPREAD | 1 GAL | FLOWERS LATE SUMMER WITH PALE VIOLET FLOWERS - SPACING 8 PLANTS PER 10 SF OF BED | |
| MSS | 3 | MISCANTHUS SINENSIS 'STRICTUS' | ZEBRA GRASS | 4'-0" - 7'-0" TALL | 3 GAL | GREEN AND YELLOW BANDED BLADES WITH YELLOW FLOWERS - BLOOMS JULY - SEPTEMBER | |
| PAF | 12 | PENNISTETUM ALOPECUROIDES | FOUNTAIN GRASS | 2'-6" - 3'-0" TALL | 3 GAL | FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER | |
| PAH | 12 | PENNISTETUM ALOPECUROIDES 'HAMELIN' | DWARF KARLY ROSE FOUNTAIN GRASS | 1'-6" - 2'-6" TALL | 3 GAL | DENSE CLUMPED GROWTH WITH UPRIGHT MOUNDS OF PURPLE FLOWERS | |
| SGS | 10 | MISCANTHUS SINENSIS 'GRACILLIMUS' | SILVER OR EULALIA GRASS | 4'-0" - 7'-0" TALL | 3 GAL | UPRIGHT FORM WITH FEATHERY CREAM FLOWERS - BLOOMS IN LATE SEPTEMBER - OCTOBER | |
| GC | SL | SY | SEEDED LAWN | PEARL'S PREMIUM SUN-SHADE MIX | 6" CLEAM LOAM MIX | SLICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION AND LANDSCAPING (TYP.) | |



2 SHRUB PLANTING DETAIL



3 TREE PLANTING PLAN

821
MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON
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PROPOSED
PLANTING PLAN
& PLANT LIST

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L-03

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PROPOSED FIRST FLOOR & SECOND FLOOR PLANS

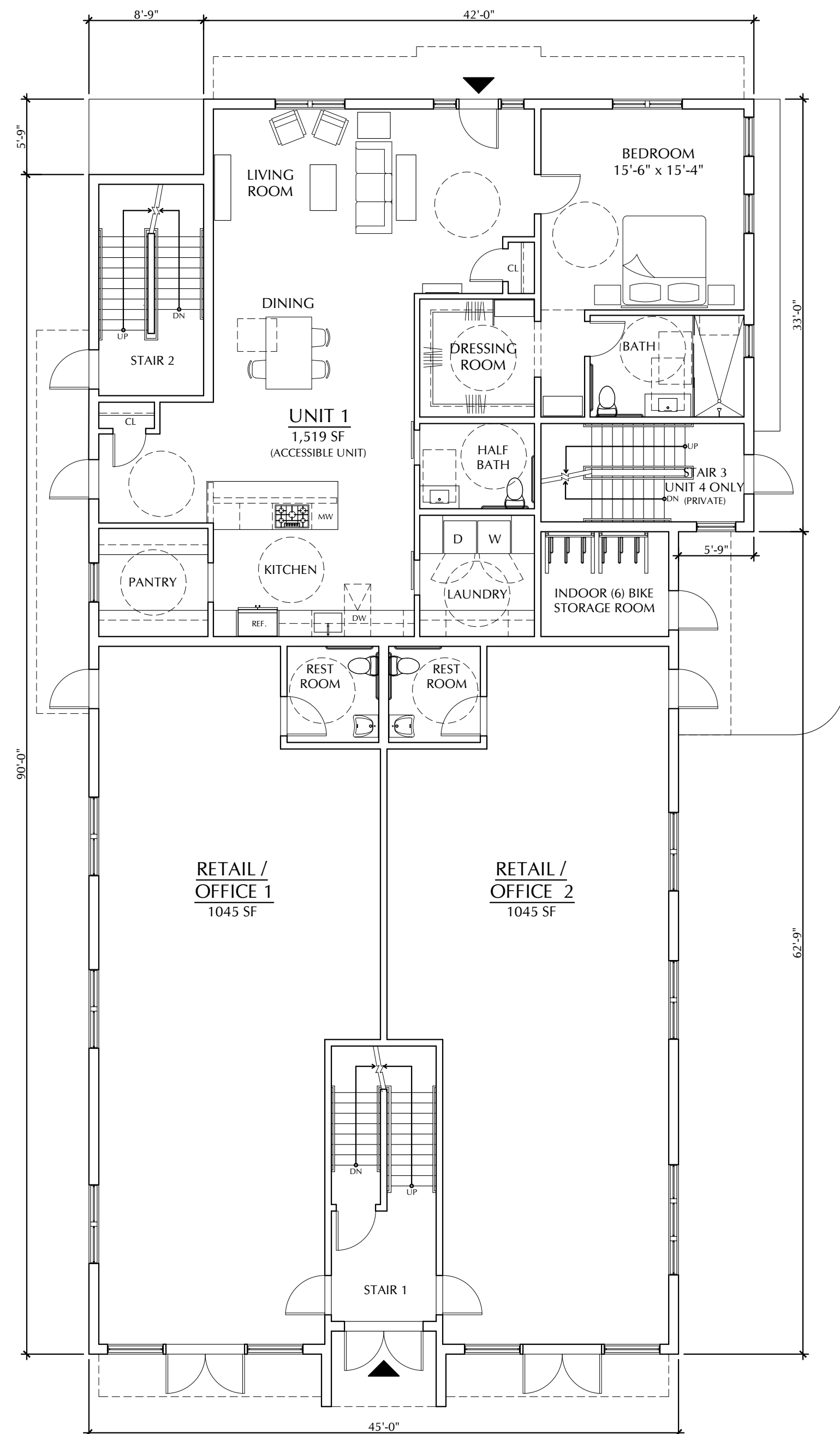
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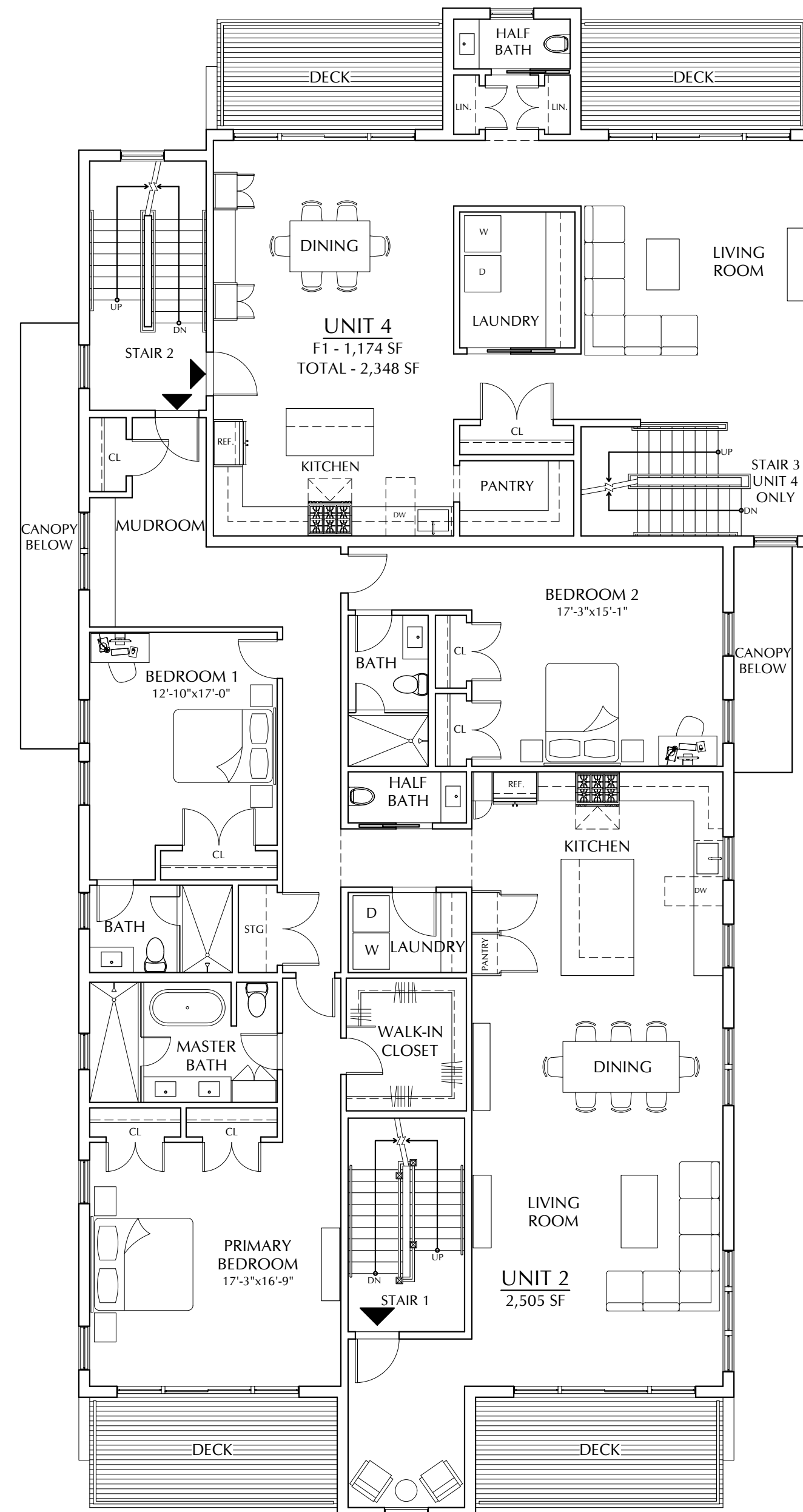
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A-01



1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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PROPOSED
THIRD FLOOR
& ROOF PLAN

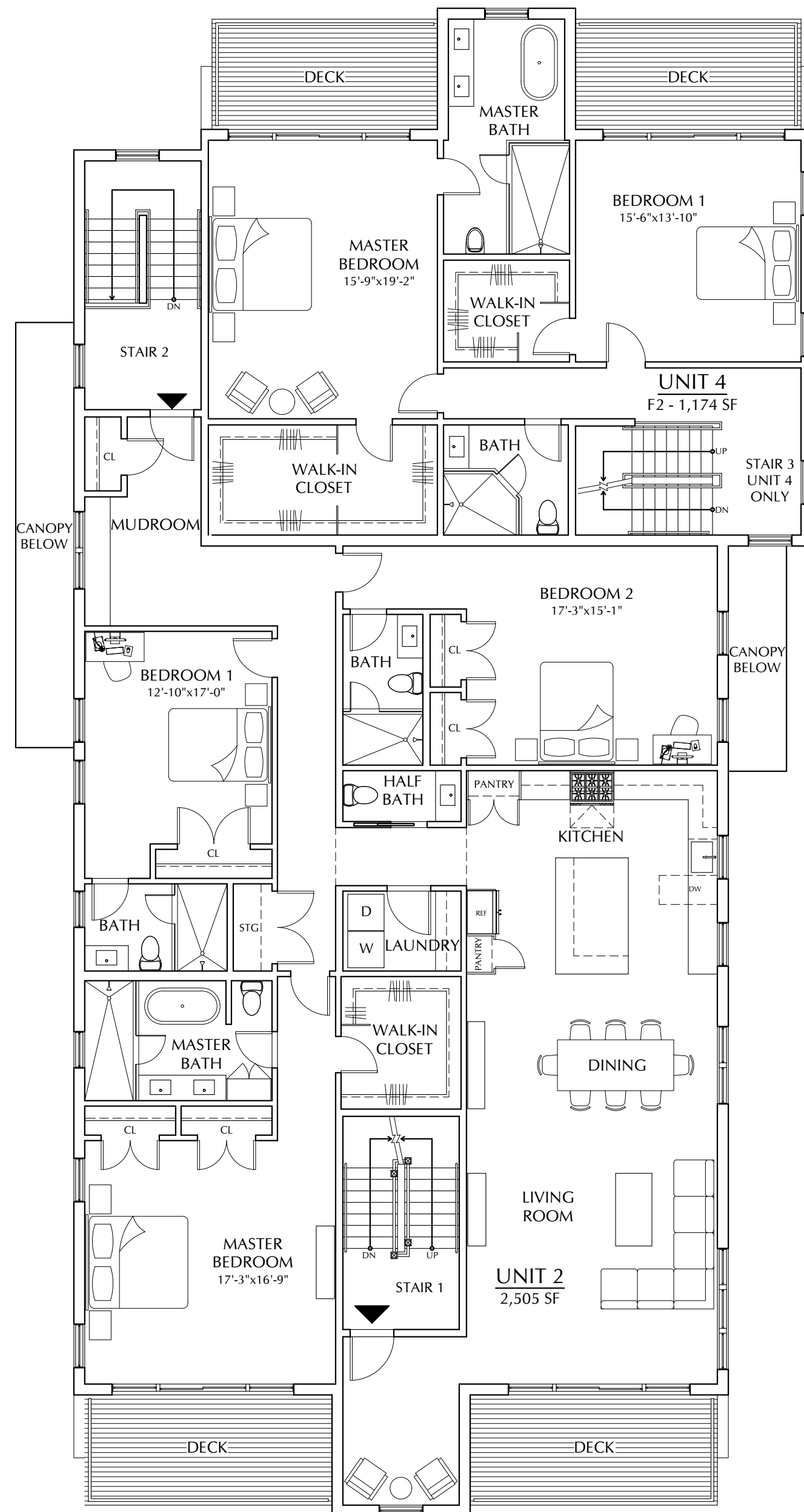
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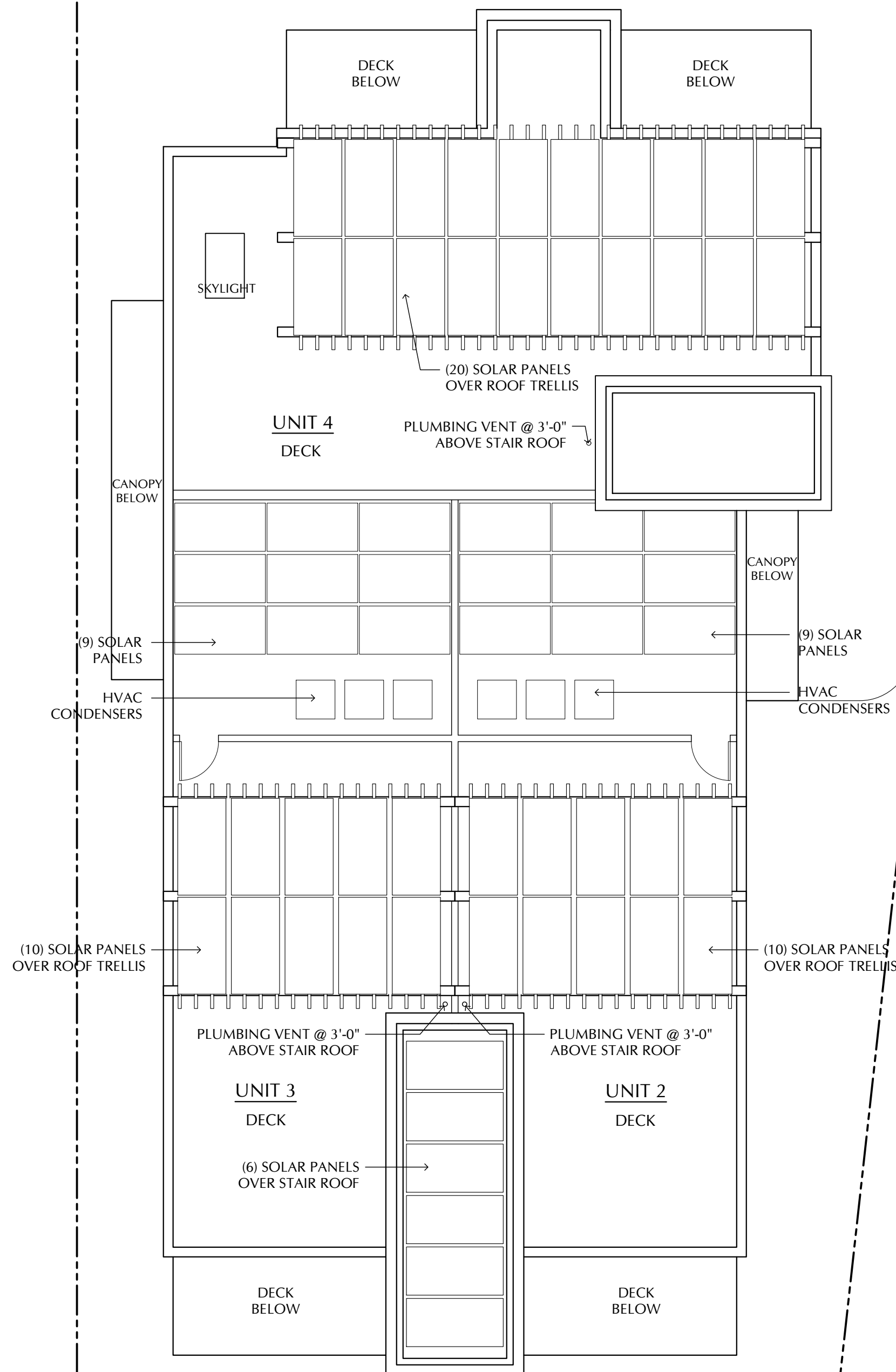
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A-02



1 PROPOSED THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"



2 PROPOSED ROOF PLAN
REFER TO SOLAR PACKAGE FOR
PANEL & SYSTEM SPECIFICS SCALE: 1/8" = 1'-0"

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02476

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PROPOSED
BASEMENT PLAN,
FRONT (SOUTH)
ELEVATION &
REAR (NORTH)
ELEVATION

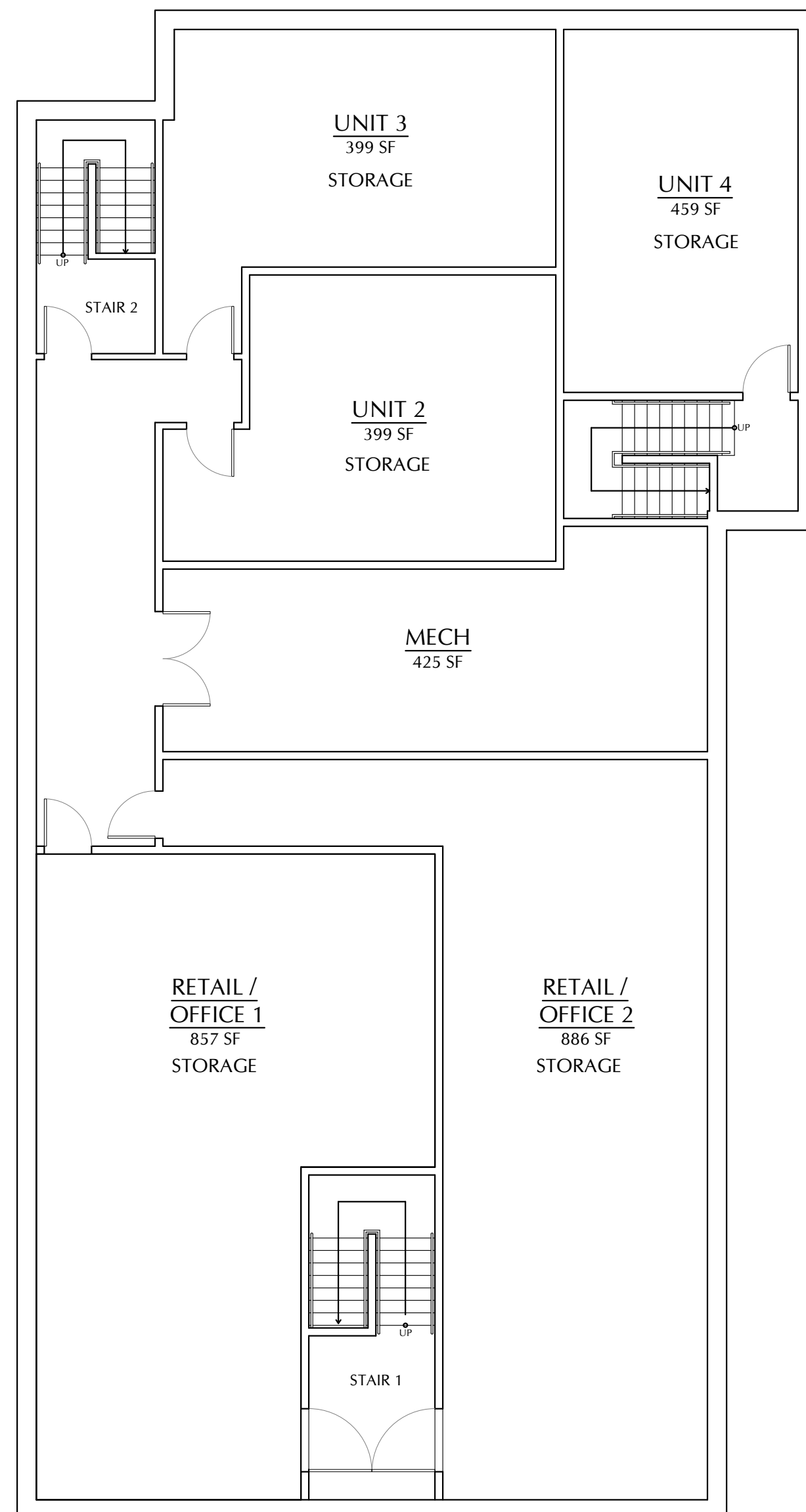
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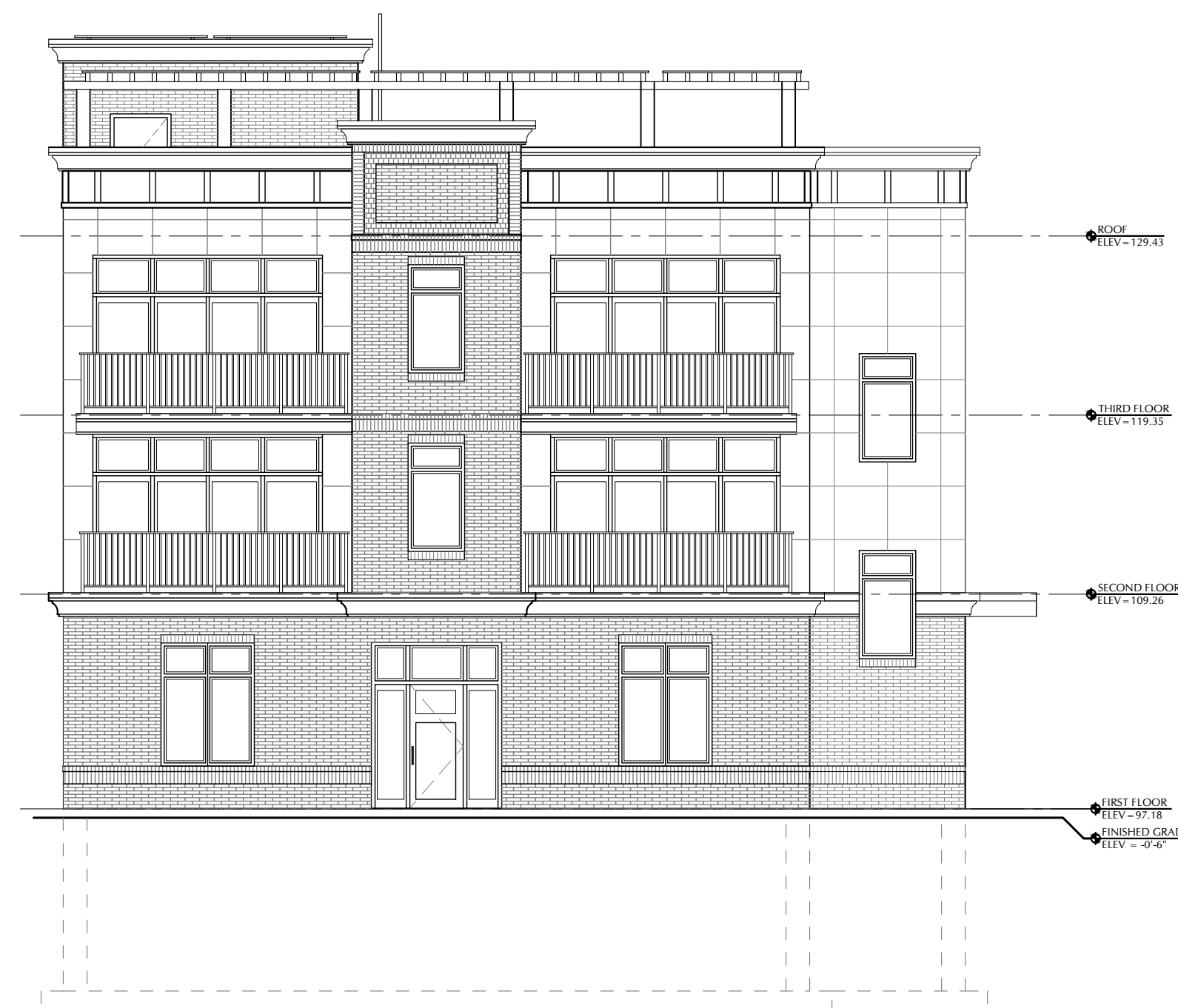
A-03



1 PROPOSED BASEMENT PLAN SCALE: 1/8" = 1'-0"



2 PROPOSED FRONT (SOUTH) ELEVATION SCALE: 1/8" = 1'-0"
MASSACHUSETTS AVENUE



3 PROPOSED REAR (NORTH) ELEVATION SCALE: 1/8" = 1'-0"

821 MASSACHUSETTS AVENUE ARLINGTON MA 02476

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PROPOSED SIDE (EAST) & SIDE (WEST) ELEVATIONS

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Architecture
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(617) 720-4100

Rojas

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A-04



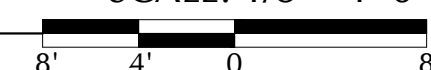
1 PROPOSED SIDE (EAST) ELEVATION

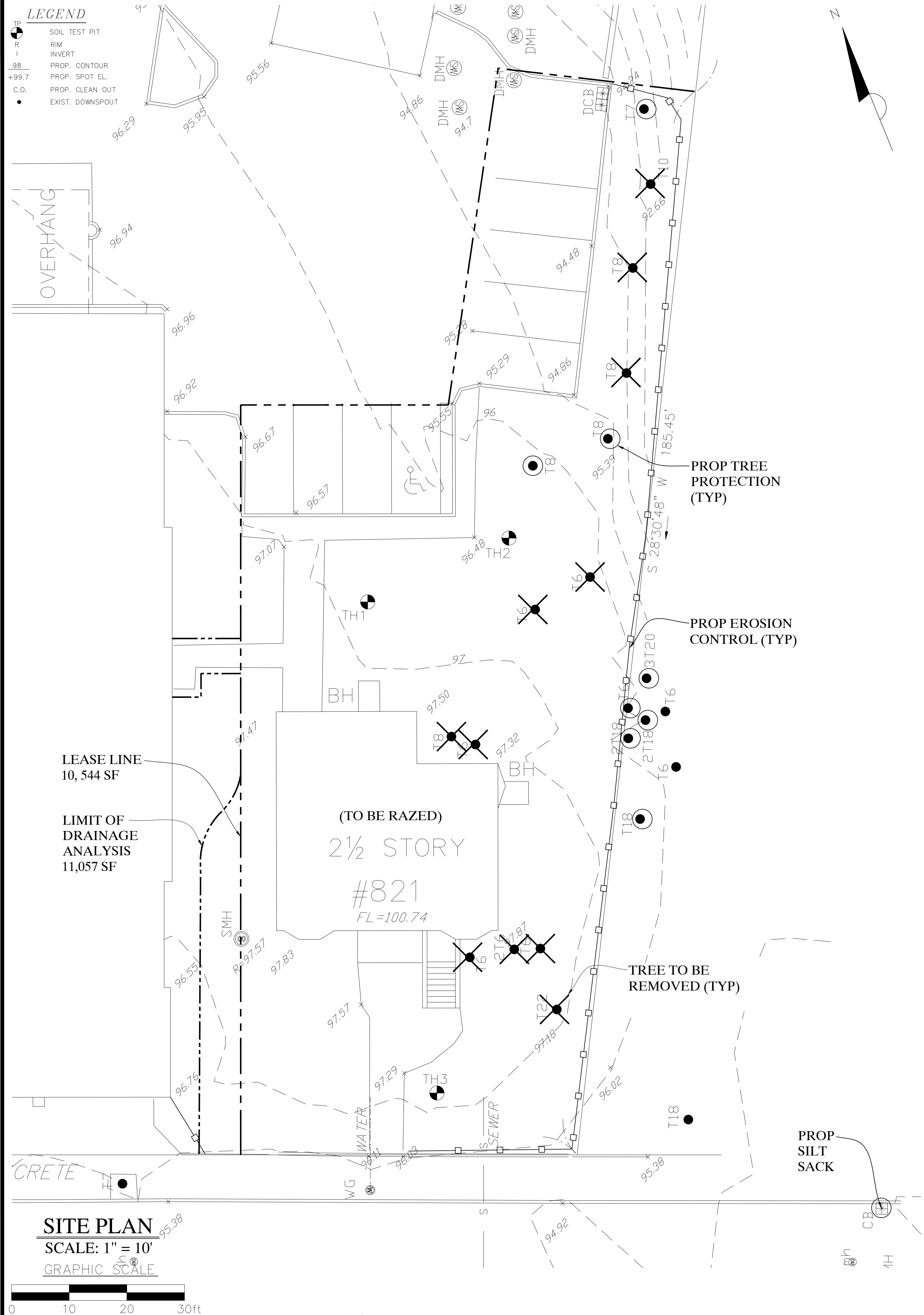
SCALE: 1/8" = 1'-0"



2 PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"





GENERAL NOTES

- EXISTING CONDITIONS SURVEY INFORMATION OBTAINED FROM ROBER SURVEY, ARLINGTON, MA. OWNER/CLIENT ASSUMES ALL RESPONSIBILITY FOR SOURCES AND AUTHORIZATION TO USE ELECTRONIC AND RECORD FILES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INFORMATION ON THE GROUND AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER IMMEDIATELY FOR A DECISION PRIOR TO CONSTRUCTION.
- ALL AREAS OUTSIDE OF THE LIMIT OF WORK LINES SHALL NOT BE DISTURBED IN ANY MANNER BY THE CONTRACT OPERATIONS. THE CONTRACTOR SHALL KEEP OUT OF THESE AREAS AND PRESERVE THEIR EXISTING CHARACTER.
- INSTALL TEMPORARY EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION FOR APPROVAL BY THE DESIGN ENGINEER.
- PROVIDE SMOOTH TRANSITION AT CHANGES IN GRADE EXCEPT AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITY LINES; ACTIVE OR NOT, AND SHALL MAINTAIN A CLOSE AND CONSTANT CONTACT WITH ALL UTILITY COMPANIES INVOLVED. CALL DIG-SAFE: 888-344-7233
- ALL ELEVATIONS ARE REFERENCED TO AN NAVD83 DATUM.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PERMITTING, AND LICENSES ISSUED AT THE FEDERAL, STATE AND LOCAL AGENCIES.
- CONTRACTOR SHALL COORDINATE ALL SITE UTILITY IMPROVEMENTS WITH THE TOWN OF ARLINGTON OFFICIALS.
- ENGINEER IS TO BE CONTACTED BY CONTRACTOR TO PERFORM AS BUILT MEASUREMENTS.
- OWNER/DEVELOPER IS TO COMPLY WITH ALL OF MASSACHUSETTS DEP SITE DEVELOPMENT REGULATIONS.

DRAINAGE NOTES

- CONTRACTOR IS RESPONSIBLE FOR THE VERTICAL AND HORIZONTAL CONTROLS OF THE PROJECT.
- CONTRACTOR IS TO REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF BUILDING DOWNSPOUTS.
- THE MINIMUM CLEARANCE FROM THE BOTTOM OF THE SUBSURFACE DRAINAGE SYSTEMS TO REFUSAL OR GROUNDWATER IS 24 INCHES.
- SYSTEMS WILL REQUIRE PERIODIC INSPECTION.
- STORMWATER RUNOFF SHALL NOT BE DIRECTED ACROSS ADJACENT PROPERTY LINES.

LAYOUT & GRADING NOTES

- CONSULT ALL DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BETWEEN ALL TRADES PRIOR TO COMMENCING NEW CONSTRUCTION.
- LOCATION OF EXISTING UTILITIES SHOWN ARE DIAGRAMMATIC ONLY. CONTRACTOR SHALL CONTACT THE PROPER AUTHORITIES IN WRITING TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE INCURRED DURING CONSTRUCTION TO ANY UTILITY SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR TO REFER TO A SURVEYOR PLOT PLAN FOR ACCURATE OFFSETS TO PROPERTY LINE.

SOIL TEST DATA

Performed by Gala Simon Associates, Inc., on 9/5/24

| TH1 (EL. 96.9) | | | | | | |
|----------------|-------|---------|---------|---------|-------|-----------|
| Horizon | Depth | Color | Texture | Mottles | Other | Elevation |
| C1 | 120" | N/A | FILL | - | - | 86.9 |
| C | 128" | 10YR5/4 | LS | - | - | 86.2 |

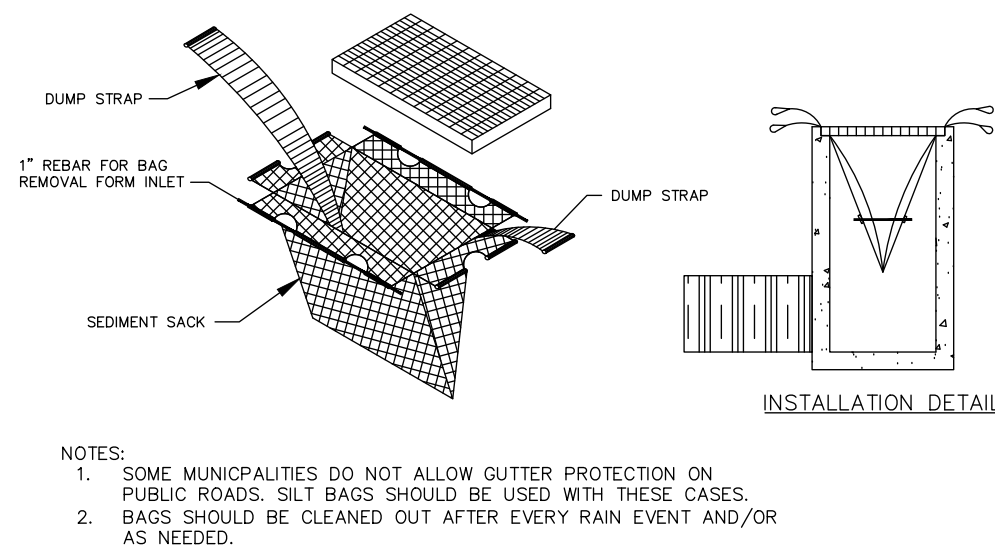
NO WATER, NO MOTTILING AND NO REFUSAL

| TH2 (EL. 96.5) | | | | | | |
|----------------|-------|---------|---------|---------|-------|-----------|
| Horizon | Depth | Color | Texture | Mottles | Other | Elevation |
| C1 | 111" | N/A | FILL | - | - | 87.3 |
| C | 115" | 10YR6/6 | CS | - | - | 86.9 |

NO WATER, NO MOTTILING AND NO REFUSAL

| TH3 (EL. 97.1) | | | | | | |
|----------------|-------|---------|---------|---------|-------|-----------|
| Horizon | Depth | Color | Texture | Mottles | Other | Elevation |
| A/B | 25" | N/A | FILL | - | - | 95.0 |
| C1 | 77" | 10YR5/4 | LS | - | - | 90.7 |
| C2 | 100" | 10YR5/3 | CS | - | - | 88.8 |

NO WATER, NO MOTTILING AND NO REFUSAL



- NOTES:
- SOME MUNICIPALITIES DO NOT ALLOW GUTTER PROTECTION ON PUBLIC ROADS. SILT BAGS SHOULD BE USED WITH THESE CASES.
 - BAGS SHOULD BE CLEANED OUT AFTER EVERY RAIN EVENT AND/OR AS NEEDED.

3 SILT SACK

C-0 SCALE: NTS

AS BUILT NOTE:

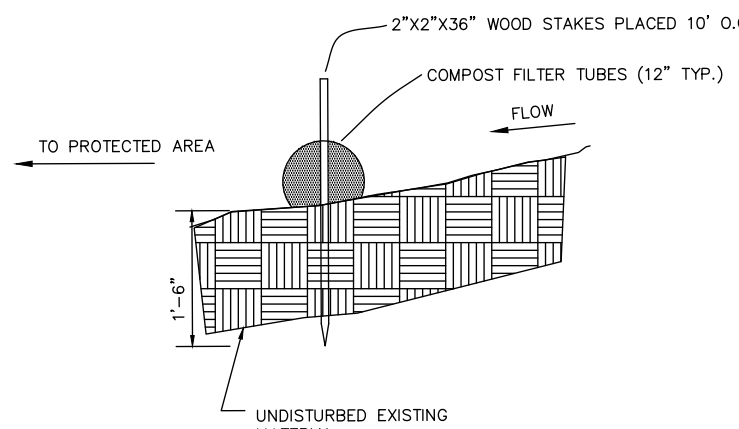
CONTRACTOR IS TO CONTACT ENGINEER FOR AS-BUILT MEASUREMENTS PRIOR TO BACK FILLING DRAINAGE SYSTEMS.

UTILITY NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK. CALL DIGSAFE AT 1-800-322-4844

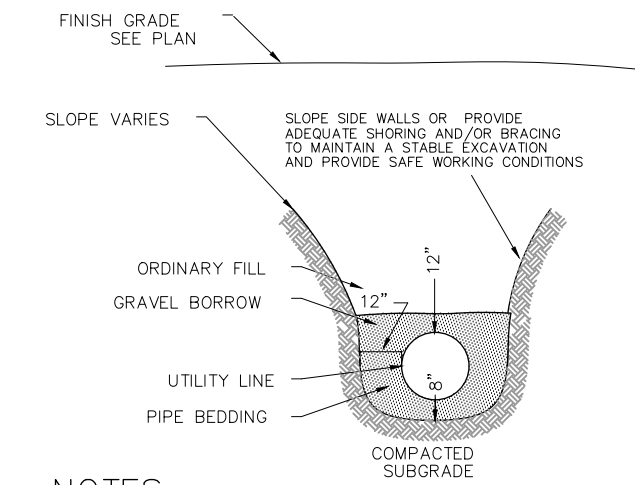
SAFETY NOTE:

CONTRACTOR IS TO IMPLEMENT ALL NECESSARY SAFETY AND CONSTRUCTION MEASURES AND PROCEDURES FOR THE CONSTRUCTION OF THE PROJECT. STRICT COMPLIANCE WITH FEDERAL, STATE AND LOCAL SAFETY AND CONSTRUCTION REQUIREMENTS IS MANDATORY.



1 EROSION CONTROL

C-0 SCALE: NTS

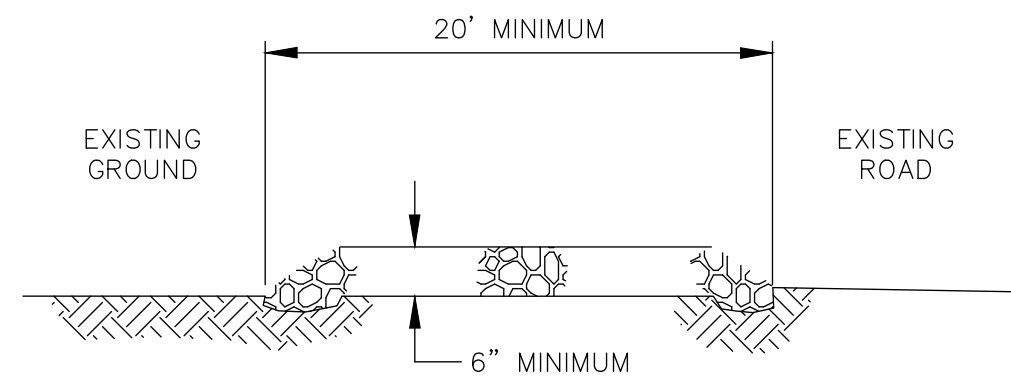


NOTES:

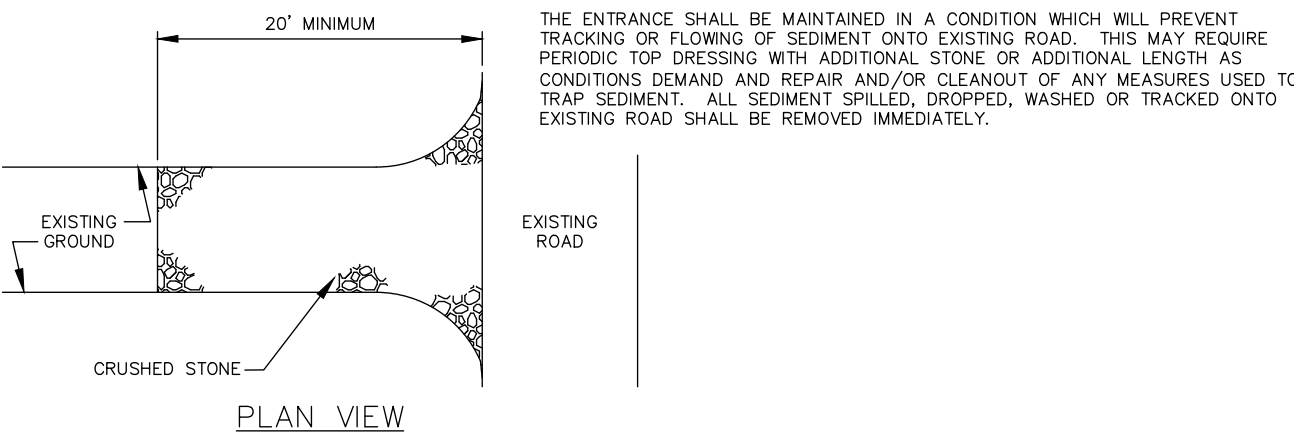
- 8" SAND CUSHION REQUIRED AT ALL LEDGE OR PIPE CROSSING
- NO STONE GREATER THAN 3" TO BE PLACED OVER PIPE TO FINISH GRADE
- NO STONE GREATER THAN 3" WITHIN 12" OF PIPE
- GRAVEL BORROW SHALL COMPLY WITH MHD M1.0.0 TYPE C
- PIPE BEDDING SHALL COMPLY WITH MHD M1.04.1

2 TYP. UTILITY TRENCH

C-0 SCALE: NTS



PROFILE VIEW



THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROAD. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO EXISTING ROAD SHALL BE REMOVED IMMEDIATELY.

PLAN VIEW

4 STABILIZED CONSTRUCTION ENTRANCE

C-0 SCALE: NTS

NOT FOR CONSTRUCTION

Gala Simon
Associates Inc.

394 LOWELL STREET, SUITE 18
LEXINGTON, MA 02420
Tel: (781) 676-2962

Gala Simon Associates

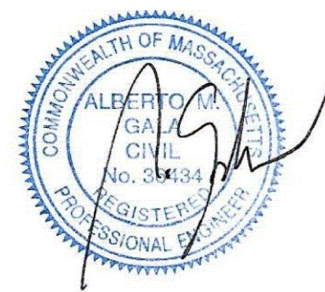
GSA

Civil Engineers

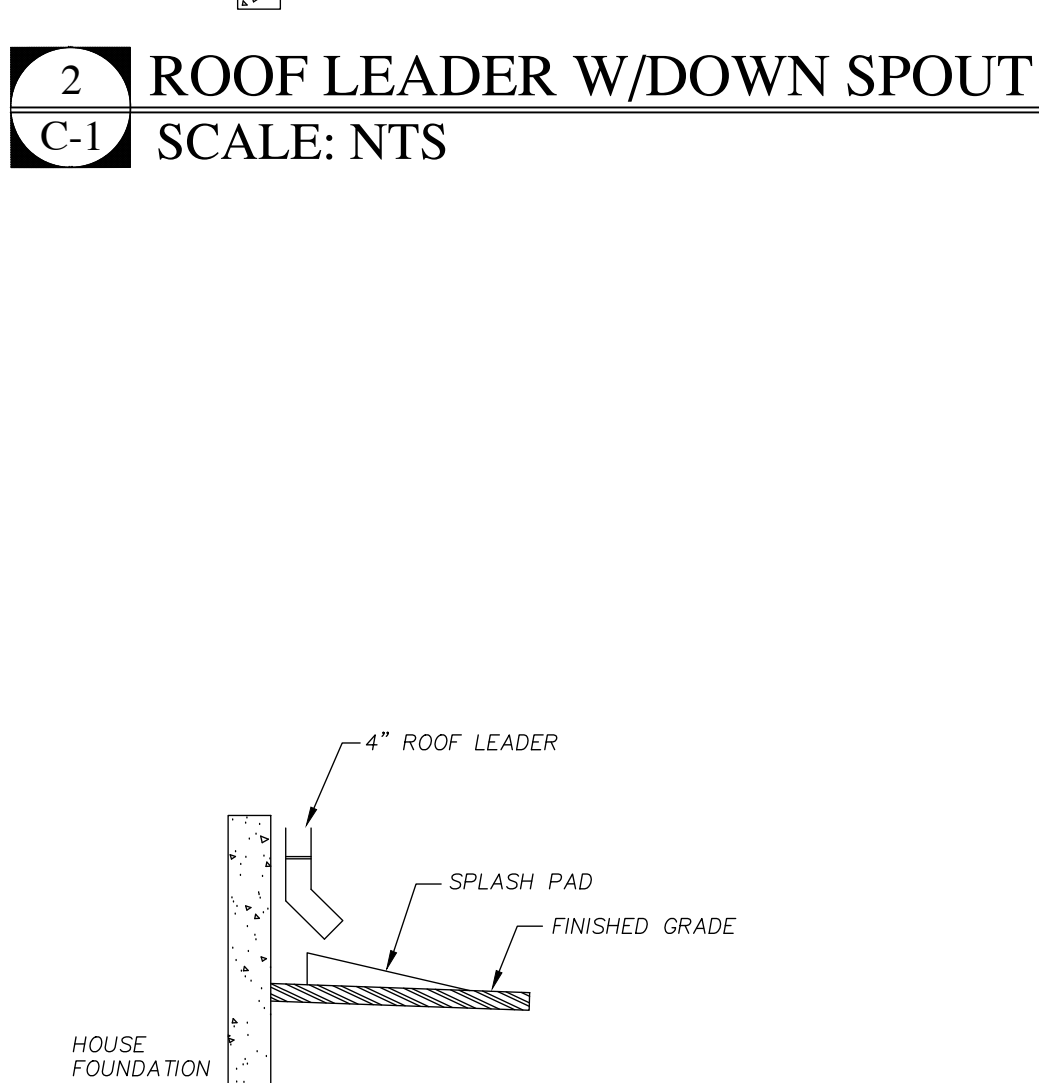
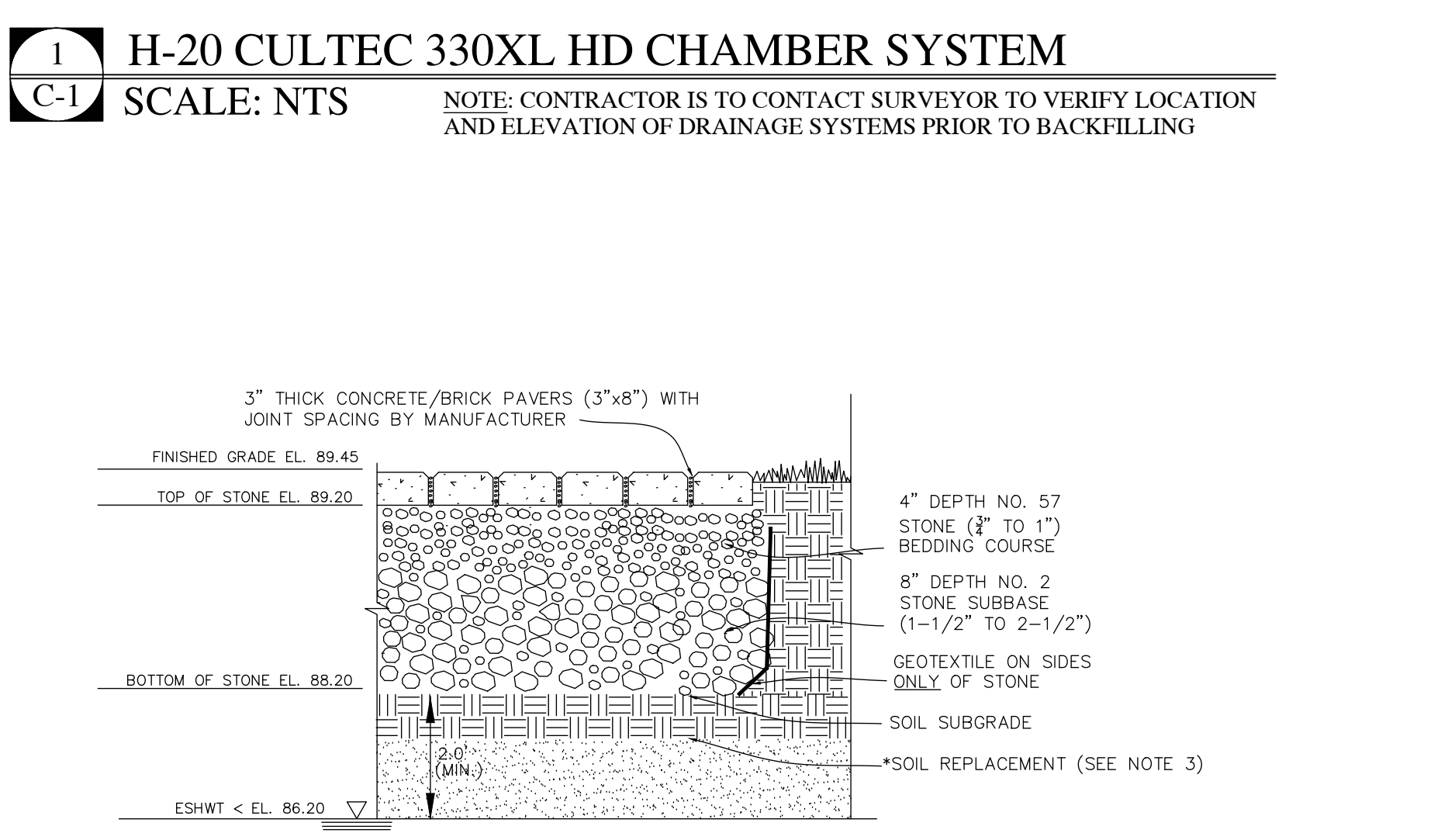
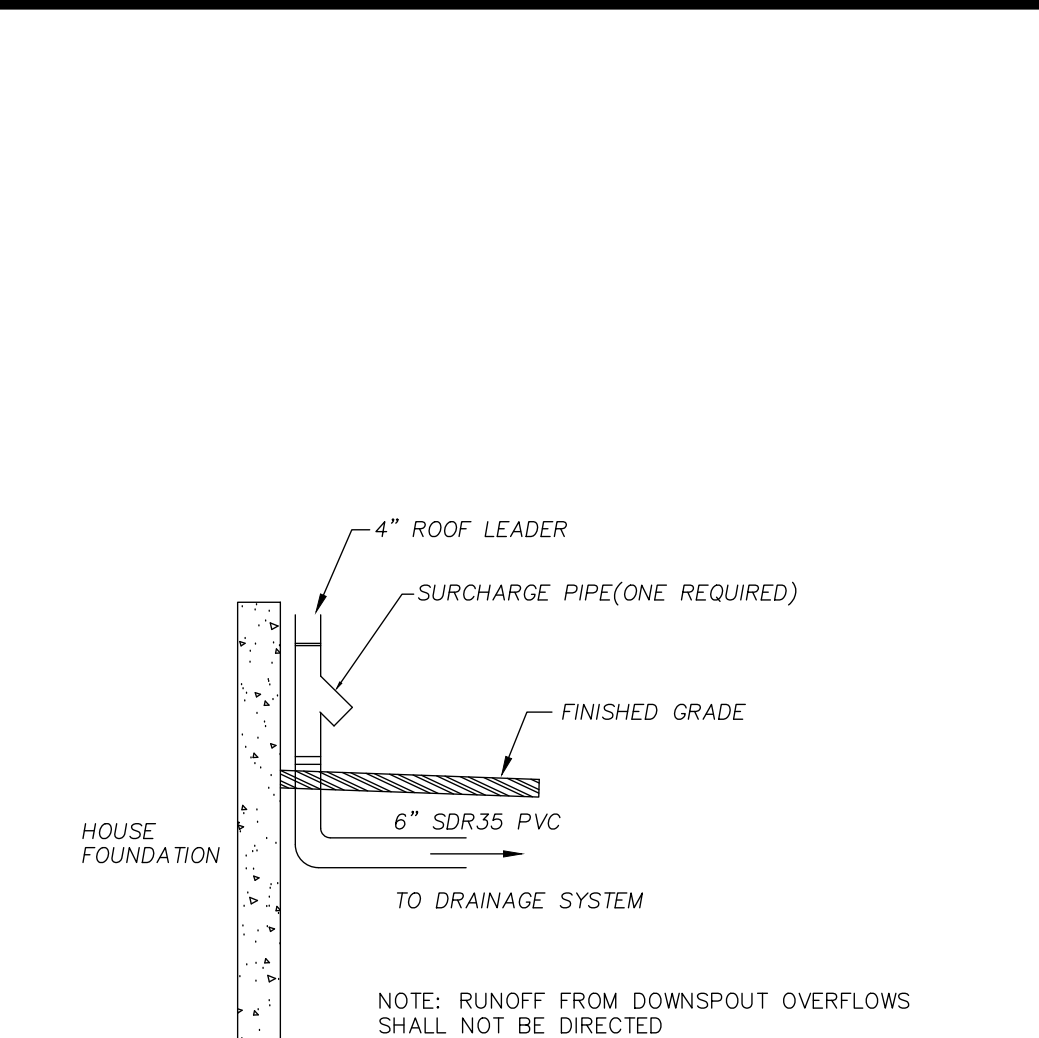
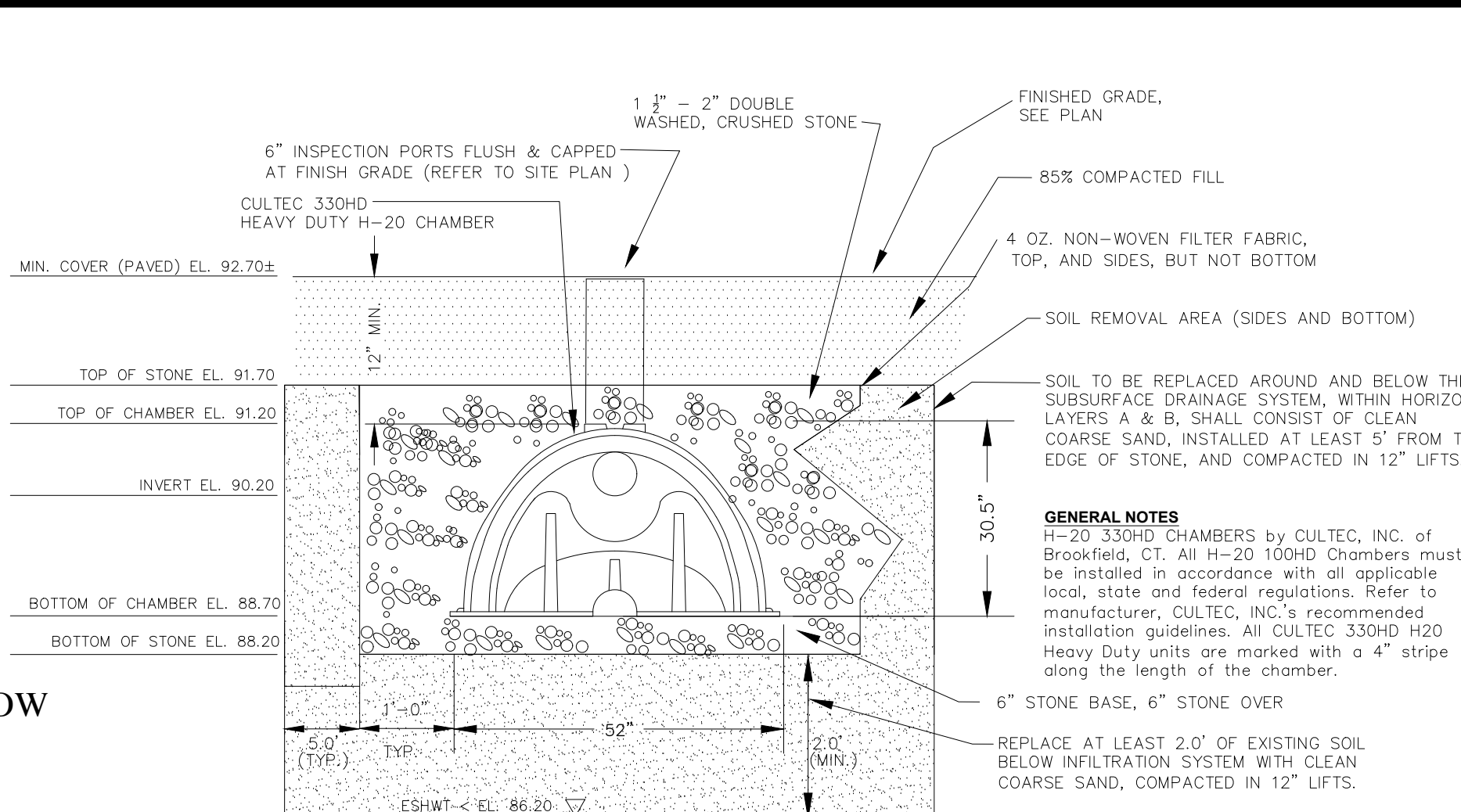
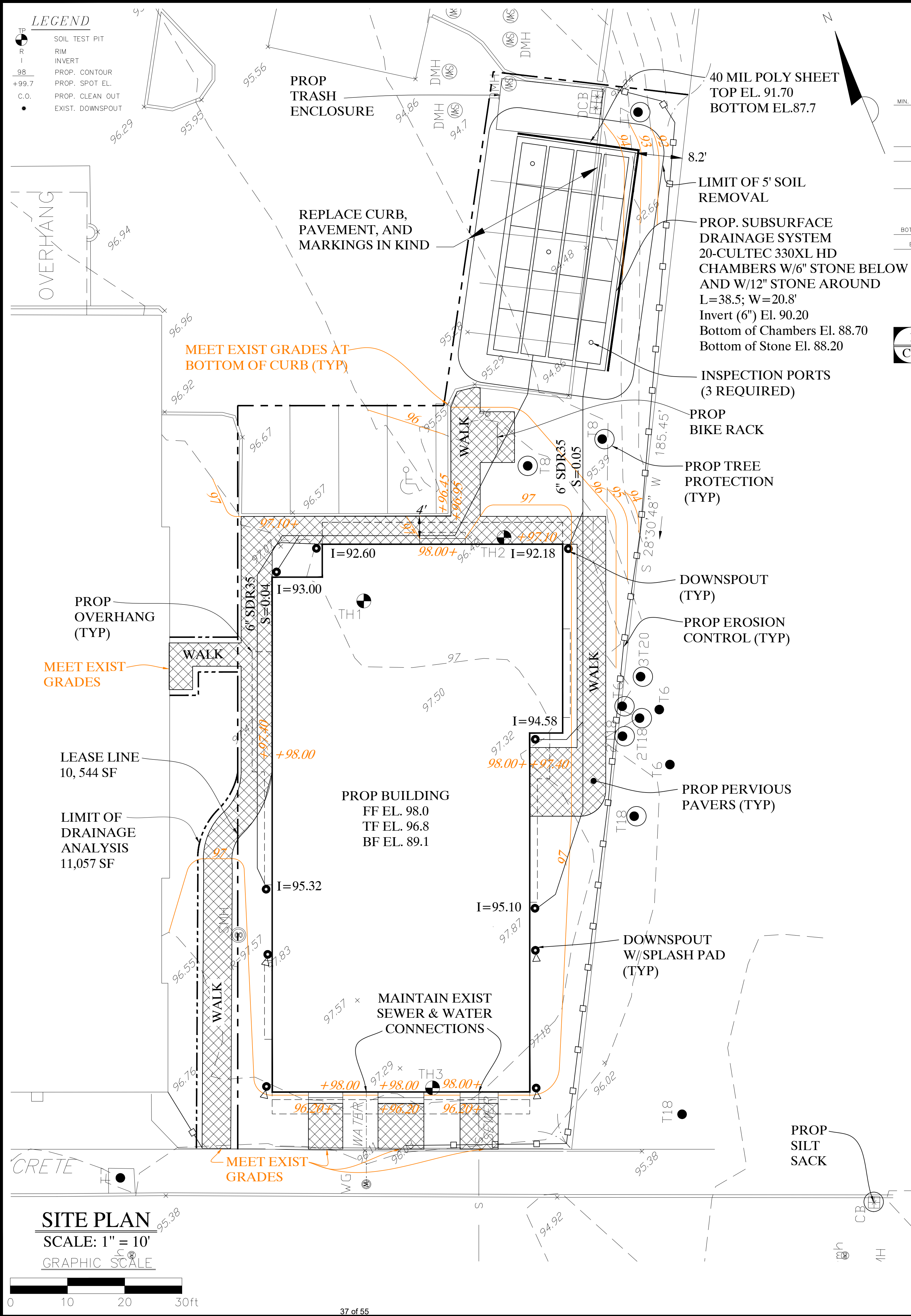
EXISTING CONDITIONS
PLAN

821 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS

Job No. 2422 Date: 9/6/2024
Drawn By: AG Scale: AS SHOWN
Rev# Date: Description:



C-01



Gala Simon Associates Inc.
394 LOWELL STREET, SUITE 18
LEXINGTON, MA 02420
Tel: (781) 676-2962

GSA
Civil Engineers

PROPOSED CONDITIONS DRAINAGE PLAN

821 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS

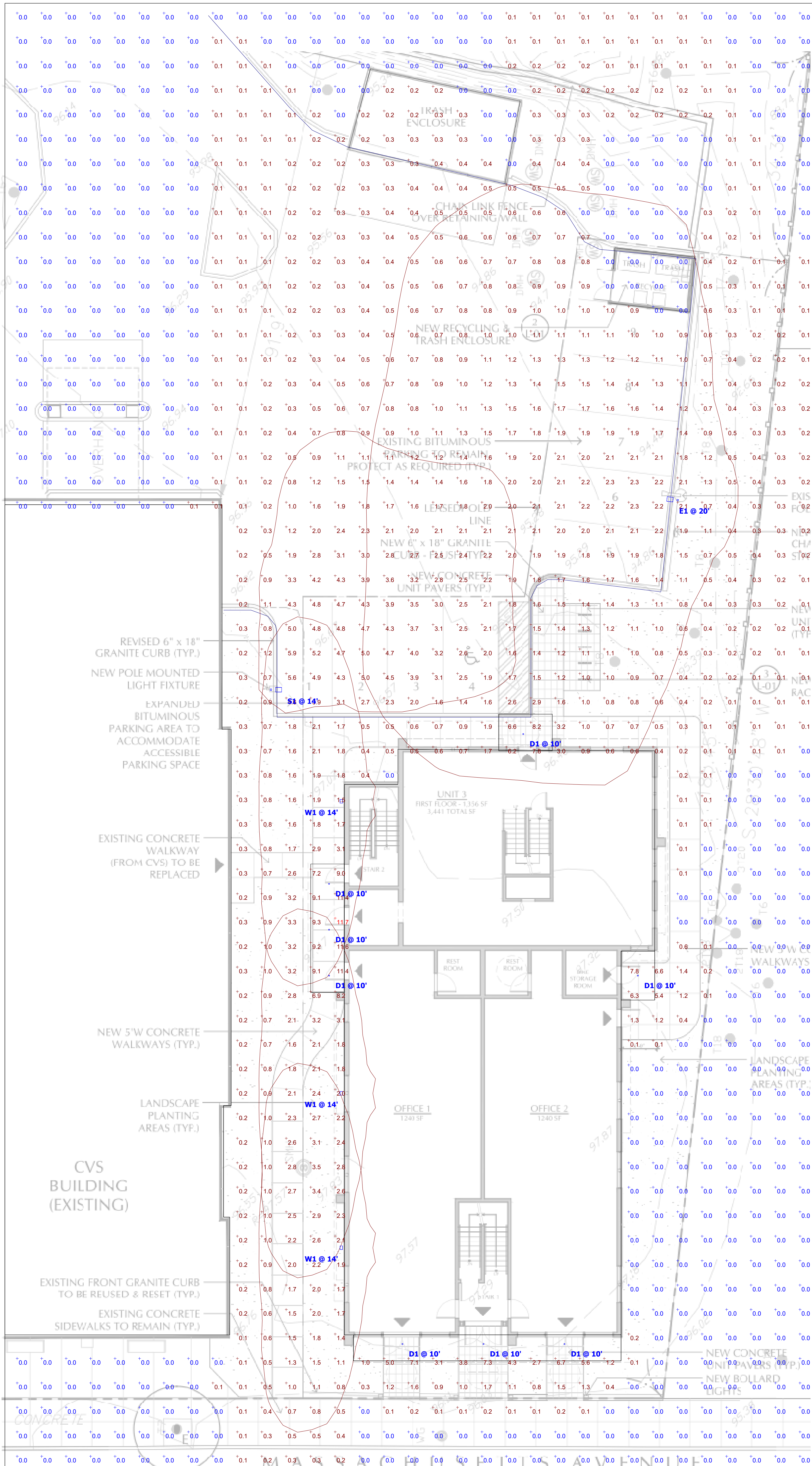
Job No. 2422 Date: 9/6/2024
Drawn By: AG Scale: AS SHOWN
Rev# Date: Description:

C-02

NOT FOR CONSTRUCTION



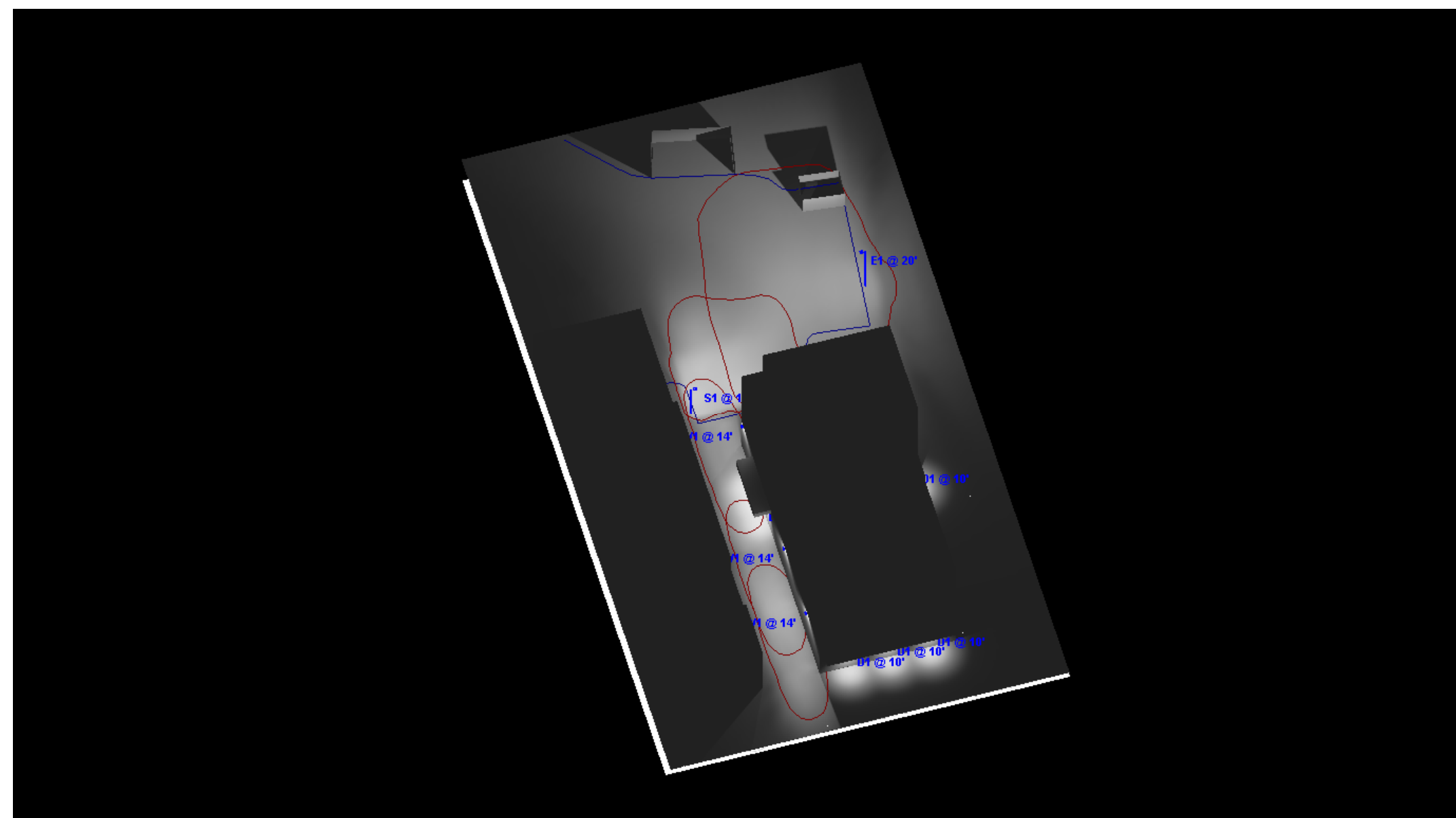
DISCLAIMER:
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY
AND ARE NOT INTENDED FOR CONSTRUCTION. VALUES REPRESENTED ARE AN APPROXIMATION GENERATED FROM MANUFACTURERS PHOTOMETRIC IN-HOUSE OR INDEPENDANT LAB TEST WITH DATA SUPPLIED BY LAMP MANUFACTURERS.



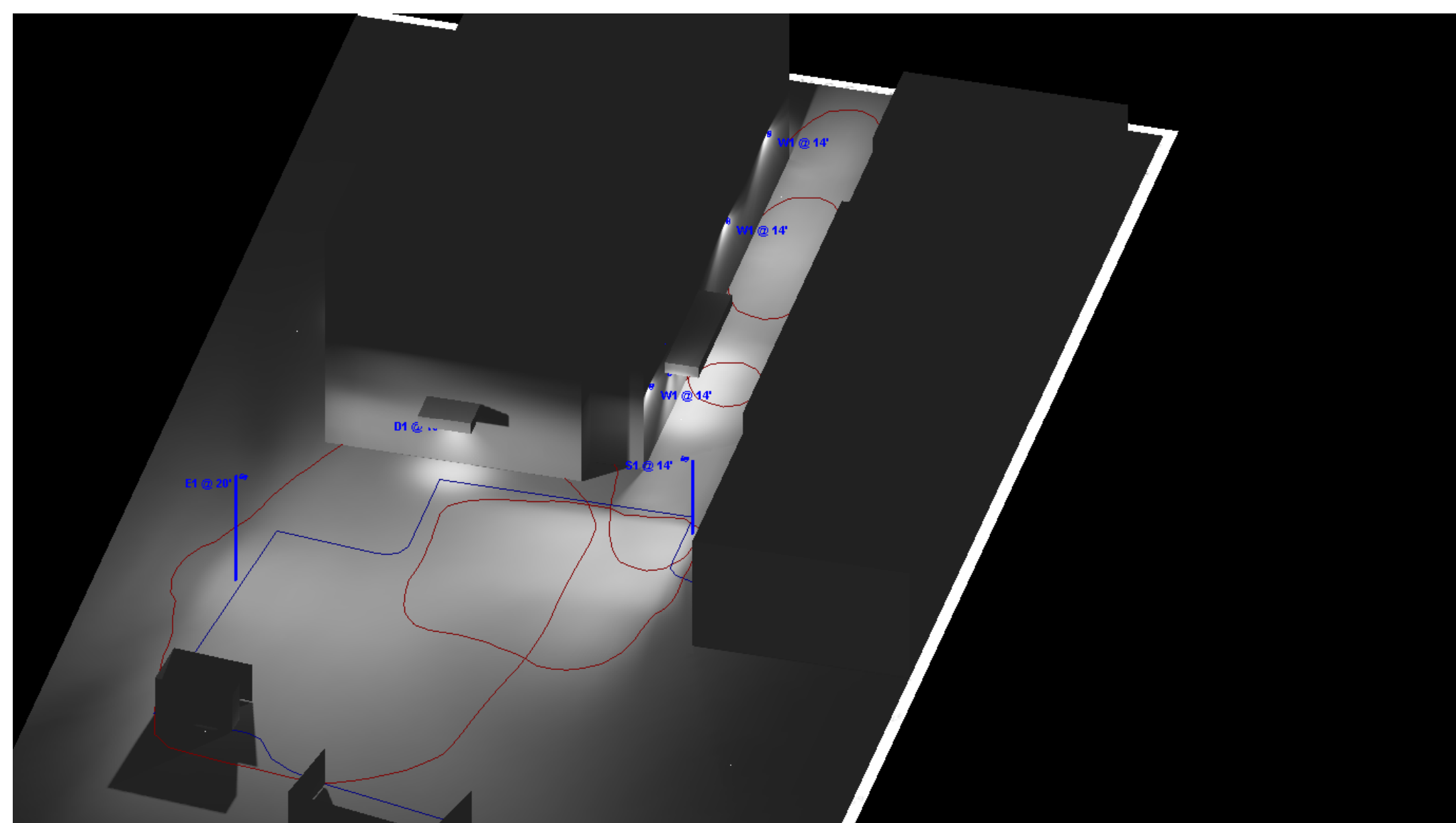
Plan View
Scale - 1/8" = 1ft



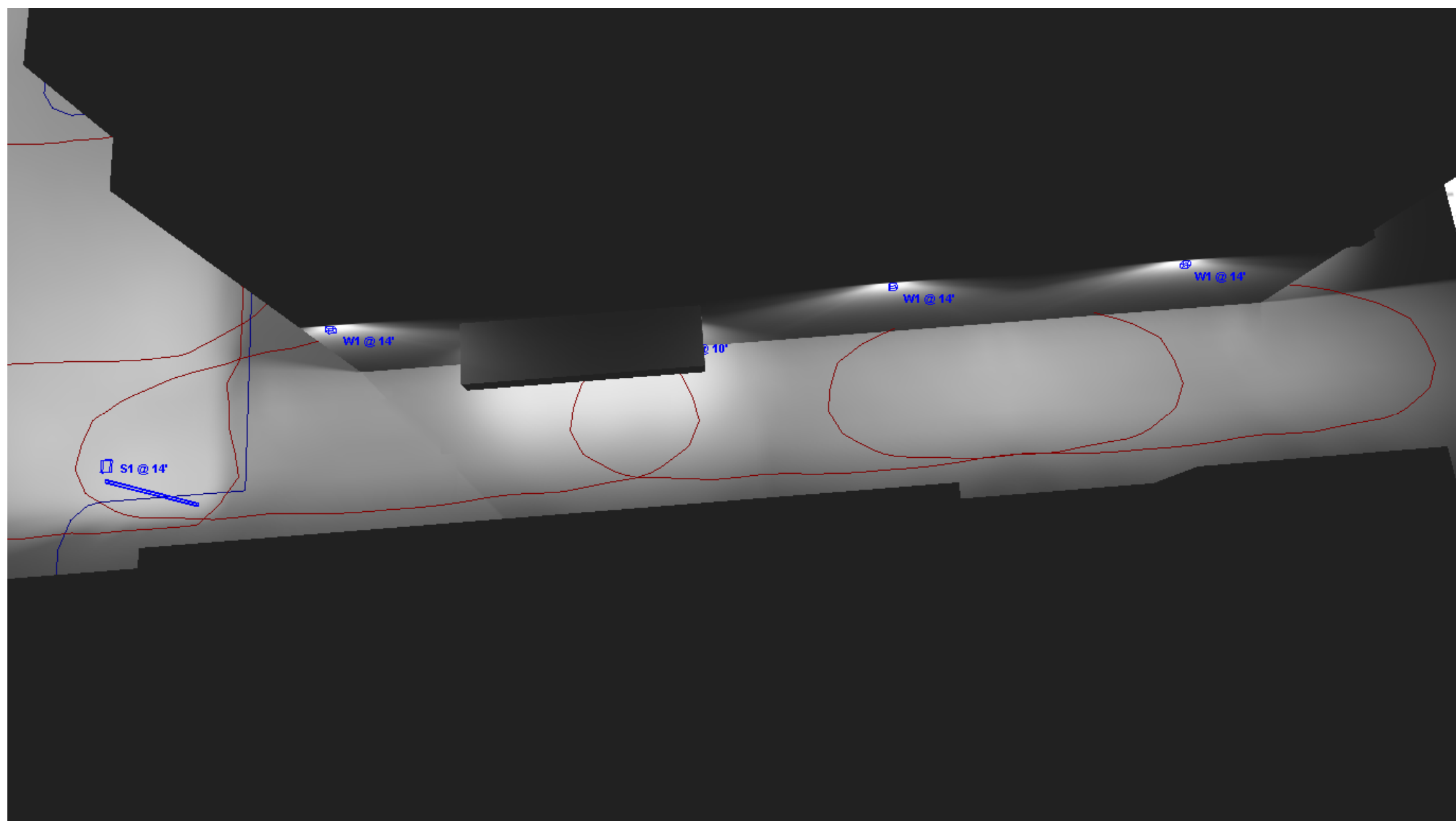
Lithonia DSX0 Series



View #1



View #2



View #3

NOTES:

- Fixture Mounting Height:
 - E1 @ 20'
 - S1 @ 14'
 - S2 @ 3'
 - W1 @ 12'
 - D1 @ 10'
- Task Height: 0'-0" AFF
- Calculation Point Spacing: 4' x 4' oc

SCHEDULE

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Light Loss Factor | Wattage |
|--------|-------|----------|--------------|--|--|-------------------|---------|
| | D1 | 8 | Gotham | EVO2 40/07 AR LSS ND GZ10 | Recessed 2" diameter LED downlight | 0.9 | 9.6842 |
| | E1 | 1 | Lithonia | DSX0 LED P4 30K 80CRI T4M HS (assumed) | Existing Single head area light mounted at 20' | 0.9 | 93.04 |
| | S1 | 1 | Lithonia | DSX0 LED P2 40K 80CRI RCCO | New Pole Mounted full cutoff area light with sharp right angle cutoff mounted at 14' | 0.9 | 45.14 |
| | W1 | 3 | Lithonia | WDGE2 LED P3 40K 80CRI T1S | New Wall Mounted full cutoff wall pack with Type I optics | 0.5 | 32.1375 |

FIBER CEMENT PANEL FACADE
'Equitone' - Through-colored Fiber
Cement Panel, Ventilated Rainscreen
Facade System, 'Tectiva, color TE10'

ALUMINUM RAILING
'Railcraft' - Railing & Picket
System 'Black'

ALUMINUM CANOPY & SOFFIT
(at deck underside)
'Longboard Architectural Products' -
Extruded Aluminum Panel 'Shale'

CORNICE MOULDING
'Mouldex Mouldings' - Exterior
Architectural Composite Profile and
Fascia / Signband, Site Finish to match
Benjamin Moore #1520 'Hushed Hue'

COMPOSITE DECKING
'Timber Tech' - Vintage
Collection 'English Walnut'

BRICK FACADE, HEADER & SILL
'Bowerstone Ohio Quality Brick' -
'Flint Ridge Blend Modular' with
'Heritage Black Flash Modular' at
detail panel

ALUMINUM STOREFRONT
'Kawneer' - Aluminum Storefront
Entrance System, Doors & Windows
'Black' Anodized Finish

EXTERIOR FINISHES

821 MASSACHUSETTS AVENUE
ARLINGTON MA 02476

03/10/2025

Rojas Design, Inc.
Architecture · Interior Design · Landscape Architecture
(617) 720-4100



Brick Detail at CVS - 02/21/2025



Brick Detail at CVS Windows - 09/05/2024



Town of Arlington, Massachusetts
Department of Planning & Community Development
730 Massachusetts Avenue, Arlington, Massachusetts 02476

Public Hearing Memorandum

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

To: Arlington Redevelopment Board
From: Claire V. Ricker, Secretary Ex Officio
Subject: Environmental Design Review, 821 Mass Ave, Arlington, MA, Docket #3798
Date: March 6, 2025

This memo is provided as an update to the previous memo provided to the ARB at the Board meeting on January 13, 2025. The following items were provided by the Applicant since the last hearing:

- Updated Impact Statement, dated March 10, 2025.
- Updated architectural renderings, dated March 10, 2025.
- Updated materials sheets, dated March 10, 2025.
- Updated FAR calculations, dated March 10, 2025.
- Lighting Plan, dated July 29, 2024

These materials address the follow-up items requested by the ARB at the Board meeting on January 13, 2025, as follows:

Building Design:

- *The Board requested revised plans related to building design and articulation:*
 - *reducing the number of materials or identifying a primary material*

Updated material sheets have been provided. Materials include a brick façade, header and sill treatment, and fiber cement façade paneling.

- *taking another look at the building architecture relative to the adjacent properties, possibly including the roofline, the volume of the façade, removing the fins and using a different screening element between the balconies, breaking down the scale*

Updated architectural renderings and elevations have been provided that show the removal of the fin and add screening elements

- *reconsidering the east façade that faces the church as almost a second front façade, because it is so visible from Mass Ave, including a consideration of how the two façades meet at the southeast corner*

Updated architectural renderings and elevations have been provided that show how the two facades meet at the southeast corner.

FAR Calculations:

- *The Board requested an updated application, including an update to the full dimensional table, specifically identifying where the entire parcel, including the CVS, is referenced, versus where the new building and its site alone are being referenced;*

The updated FAR calculations for the entirety of the parcel and the building site exclusively have been provided.



Town of Arlington, Massachusetts

Public Hearing: Warrant Articles for 2025 Annual Town Meeting

Summary:

8:30 pm

The Board will hear the proposed zoning amendments. The public hearing will include time both for public comment and for deliberation and discussion by the Board.

ARTICLE 25

ZONING BYLAW AMENDMENT / ACCESSORY DWELLING UNITS

To see if the Town will vote to amend Section 2: Definitions, Section 5.4.2.B.(6) Large Additions, Section 5.4.2.B.(7) Garages, Section 5.10.2 Accessory Dwelling Units, and Section 6.1.4 Parking, of the Zoning Bylaw, to revise the requirements for permitting accessory dwelling units as-of-right or by special permit; or take any action related thereto.

ARTICLE 26

ZONING BYLAW AMENDMENT / TRANSPORTATION DEMAND MANAGEMENT PLAN

To see if the Town will vote to amend Section 6.1.5 Parking Reductions in Business, Industrial, and Multi-Family Residential Zones, of the Zoning Bylaw, to adjust the requirements for Transportation Demand Management plans and methods; or take any action related thereto.

ARTICLE 27

ZONING BYLAW AMENDMENT / DELETE INLAND WETLAND OVERLAY DISTRICT

To see if the Town will vote to delete Sections 4.1.2(2) and 5.8, Inland Wetland District, of the Zoning Bylaw, and adjust the numbering of subsequent sections; or take any action related thereto.

ATTACHMENTS:

| Type | File Name | Description |
|----------------------|---|---|
| ▢ Reference Material | 03102025_Updated_DPCD_Memo_to_ARB_Articles_25_26_27.pdf | 03102025 Updated DPCD Memo to ARB Articles 25,26,27 |



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Redevelopment Board
From: Claire Ricker, AICP, Director, Planning and Community Development
Sarah Suarez, AICP, Assistant Director, Planning and Community Development
Date: March 6, 2025
RE: Review of Warrant Articles 25, 26, and 27 for 2025 Annual Town Meeting

Staff reviewed the following Warrant Articles to provide the Board with information for further consideration as part of the public hearing and review process. There are three articles with public hearings for the evening of March 10th. This memo provides information about each article being reviewed and additional factors for the Board's consideration.

ARTICLE 25 ZONING BYLAW AMENDMENT / ACCESSORY DWELLING UNITS

To see if the Town will vote to amend Section 2: Definitions, Section 5.4.2.B.(6) Large Additions, Section 5.4.2.B.(7) Garages, Section 5.10.2 Accessory Dwelling Units, and Section 6.1.4 Parking, of the Zoning Bylaw, to revise the requirements for permitting accessory dwelling units as-of-right or by special permit; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

BACKGROUND

In 2024, Massachusetts adopted new legislation to encourage the production of accessory dwelling units (ADUs) throughout the Commonwealth with the goal of increasing the production of housing to address statewide, local, and individual housing needs for households of all income levels and at all stages of life. This legislation establishes that, in certain circumstances, the use of land or structures for ADUs are protected from zoning restrictions by providing that zoning shall not prohibit, unreasonably restrict or require a special permit for a single ADU in a single-family residential zoning district, and imposes protections for these ADUs through M.G.L. c. 40A, § 3, known as the Dover Amendment. A Single-family Residential Zoning District is defined as any zoning district where single-family residential dwellings are a permitted or allowable use, including any zoning district where single-family residential dwellings are allowed as-of-right or by Special Permit.

Essentially, one ADU per lot in a single-family residential zoning district shall be considered a Protected Use ADU and permitted by-right (without the need for a special permit or variance) subject to the following conditions:

- A. Internal, attached, and detached ADUs up to 900 square feet or ½ of the gross floor area of the principal dwelling, whichever is smaller, shall be permitted.
- B. No owner-occupancy requirement shall be imposed on either the primary residence or ADU.
- C. No unreasonable restrictions shall be imposed on the creation or rental of an ADU not being used as a short-term rental.
- D. No use or occupancy restrictions are permitted on a Protected Use ADU.
- E. Not more than 1 parking space required and NO additional parking shall be required for an ADU within 0.5 miles from a commuter rails station, subway station, or bus stop.

Arlington was one of the first communities to adopt its ADU bylaw in 2021, so the Town already complies with several regulations outlined in the legislation and in some cases, is even less restrictive. Arlington currently allows one ADU **per principal dwelling unit** in any Residential or Business District as an accessory use to a single-family, two-family or duplex subject to certain conditions. The conditions listed below have been identified by Town Staff and Town Counsel as needing amendments in order to achieve compliance.

- 1. Section 5.10.2.B.(1)b) states that any expansion or addition to a building is subject to Section 5.4.2.(B)(6) Large Additions, which requires a Board of Appeals approval for any addition greater than 750 square feet or ½ of the gross floor area of the building, which conflicts with legislation that permits an attached ADU by-right, up to the lesser of 900 square feet or ½ of the gross floor area.
- 2. Section 5.10.2.B.(1)e) clause (iii) states that an ADU located in an accessory building that is closer than 6' to a property line requires a Board of Appeals approval, which conflicts with the legislation prohibiting more restrictive dimensional setbacks for an ADU than for an accessory building, which is permitted to have a 0' setback if located entirely within the rear yard setback.
- 3. Section 5.10.2.(C)1) requires a signed affidavit from the owner stating they or a family member will occupy the primary residence or ADU at the time of completion, which conflicts with the prohibition on owner-occupancy requirements.
- 4. Section 5.10.2.(C)2) waives the owner occupancy requirement for a non-profit or government entity provided the ADU is restricted as affordable, which conflicts with the prohibition on owner-occupancy requirements or use restrictions.
- 5. Section 5.10.2.(C)3) requires administrative corrections pursuant to an updated Section of the zoning bylaw.

Staff has discussed the proposed amendments with members of the ARB, the Zoning Board of Appeals, Inspectional Services Director, and Town Counsel. Staff has also taken into account the ARB's discussion held at the public hearing on February 10, 2025. After confirming with Town Counsel, the below amendments are suggested in order to comply with the ADU legislation.

DRAFT AMENDMENT

Amend Section 5.10.2. Accessory Dwelling Units, as follows:

B. Requirements

- (1) In any Residential District or Business District, an accessory dwelling unit is permitted as an accessory use to any single-family dwelling, two-family dwelling, or duplex dwelling, if all of the following conditions are met:
 - a) An accessory dwelling unit shall be not larger in floor area than one-half the floor area of the principal dwelling or 900 square feet, whichever is smaller. For the avoidance of doubt, where an accessory dwelling unit is created by converting a portion of an existing principal dwelling to an accessory dwelling unit, the floor area of the resulting accessory dwelling unit shall be measured relative to the floor area of the resulting principal dwelling (as affected by or in connection with the conversion).
 - b) Any alteration causing an expansion of or addition to a building in connection with an accessory dwelling unit shall not be subject to the provisions of Section 5.4.2.B(6) if and to the extent section 5.4.2.B(6) is otherwise applicable to such alteration or addition.
 - c) An accessory dwelling unit shall maintain a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling, sufficient to meet the requirements of the State Building Code for safe egress.
 - d) No more than one (1) accessory dwelling unit is allowed per principal dwelling unit.
 - e) An accessory dwelling unit may be located in (i) the same building as the principal dwelling unit or as an expansion to such building; (ii) a building that is attached to the principal dwelling unit; or (iii) an accessory building, which accessory building shall not constitute a principal or main building by the incorporation of the accessory dwelling unit, provided that if such accessory building is located within 6 feet of a lot line it must also be located entirely within the rear yard setback, otherwise ~~then~~ such accessory dwelling unit shall be allowed only if the Board of Appeals, acting pursuant to Section 3.3, grants a special permit upon its finding that the creation of such accessory dwelling unit is not substantially more detrimental to the neighborhood than the use of such accessory building as a private garage or other allowed use.
 - f) An accessory dwelling unit shall not be used as a short-term rental, in accordance with Title V, Article 18, Section 3 of the By-Laws of the Town of Arlington.
 - g) An accessory dwelling unit shall be subject to all applicable requirements of the State Building Code and State Fire Code (including any such requirements, if and as applicable, which prohibit openings, including windows, in exterior walls of dwellings located within a certain distance from the property line).
- (2) The creation or addition of an accessory dwelling unit shall not change the zoning classification of the property in question and shall not affect any zoning relief previously obtained for such property. By way of example only (and without limitation), a single-family dwelling having an accessory dwelling unit shall continue to be classified as a single-family dwelling for single-family use under the Zoning Bylaw; a two-family dwelling having an accessory dwelling unit shall continue to be classified as a two-family dwelling for two-family use under the Zoning Bylaw; and a duplex having an accessory dwelling unit shall continue to be classified as a duplex dwelling for duplex use under the Zoning Bylaw.

- (3) No off-street parking spaces are required in connection with the creation or addition of an accessory dwelling unit.
- (4) An accessory dwelling unit shall not be owned separately from the principal dwelling unit with which such accessory dwelling unit is associated.

C. Administration

- ~~(1) Prior to the issuance of a building permit for an accessory dwelling unit, the owner must deliver an affidavit to the building inspector stating that the owner or a family member of the owner will reside in either the principal dwelling unit or the accessory dwelling unit upon completion of the accessory dwelling unit.~~
- ~~(2) The creation or addition of an accessory dwelling unit to a principal dwelling unit shall not be subject to the foregoing paragraph 5.9.2.C(1) if the principal dwelling unit and accessory dwelling unit are owned by a non-profit or governmental entity and the accessory dwelling unit is restricted as an affordable unit.~~
- ~~(3)~~(1) In the event of any conflict or inconsistency between the provisions of this Section 5.~~9~~10.2 or Section 8.1.3.D, on the one hand, and any other provisions of this Bylaw, the provisions of this Section 5.~~9~~10.2 and Section 8.1.3.D shall govern and control.

ARTICLE 26

ZONING BYLAW AMENDMENT / TRANSPORTATION DEMAND MANAGEMENT PLAN

To see if the Town will vote to amend Section 6.1.5 Parking Reductions in Business, Industrial, and Multi-Family Residential Zones, of the Zoning Bylaw, to adjust the requirements for Transportation Demand Management plans and methods; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

BACKGROUND

At the ARB meeting on January 13, 2025, staff was asked to provide warrant article language and related information regarding Transportation Demand Management (TDM) strategies and make recommendations for changes to the Zoning Bylaw section 6.1.5 – Parking Reduction in Business, Industrial, and Multi-Family Residential Zones.

Currently the Board of Appeals (ZBA) or the Arlington Redevelopment Board (ARB) may allow the reduction of the required parking for a project to 25% of the requirement if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated as evidenced by provision of a Transportation Demand Management plan by the project proponent. This reduction in parking is allowable in the R5-7, Business and Industrial zones. In practice, the Boards have found that the requirement that the Transportation Demand Management plan incorporate three TDM methods described in section 6.1.5.C.(1-9) impractical for projects at smaller scales including commercial, residential and mixed-use projects. Research indicates that smaller projects, with less than ten residential units or less than 3,000 square feet have the most difficulty in meeting these methods, as they typically lack the adequate space to accommodate physical TDM methods and may have limited resources to implement programmatic TDM measures.

Staff presented a draft amendment to the ARB at their public hearing on February 10, 2025. The ARB, following a robust discussion, offered additional amendments for staff to incorporate. The proposed changes below would make it easier for projects with less than 10 residential units and less than 3,000 square feet of commercial space to qualify for a parking reduction if they propose two, instead of three, TDM methods. Additional methods are also proposed such as providing charging stations for electric bicycles and scooters, and for residential projects located near a subway station or bus stop with frequent bus service.

DRAFT AMENDMENT

Amend SECTION 6.1.5, as follows:

6.1.5 Parking Reduction in Business, Industrial, and Multi-Family Residential Zones

- C. Transportation Demand Management (TDM): Any request for parking reduction must include a plan to reduce demand for parking. TDM provides incentives to reduce the use of Single ~~Occupant~~ Occupancy Vehicles and encourages the use of public transit, bicycling, walking, and ridesharing. All projects requesting a parking reduction must ~~employ~~ propose at least three TDM methods described below, except projects with fewer than ten residential units and with less than 3,000 square feet of commercial space must propose at least two TDM methods described below:

- (1) Charge for parking on-site;
- (2) Pay a stipend to workers or residents without cars;
- (3) Provide preferential parking for carpooling vehicles;
- (4) Provide a guaranteed emergency ride home;
- (5) Provide transit pass subsidies;
- (6) Provide covered bicycle parking and storage, if otherwise not required;
- (7) Provide bicycle or car sharing on site;
- (8) Provide showers for business or industrial uses;
- (9) Provide charging stations for electric bicycles and scooters;
- (10) For projects with residential units, be located within a 660-foot walk of a subway station or of a bus stop with scheduled bus service at least every 30 minutes, 7 days per week, between the hours of 6 AM and 10 PM.
- (11) ~~(9)~~ Other means acceptable to the applicable Special Permit Granting Authority.

ARTICLE 27

ZONING BYLAW AMENDMENT / DELETE INLAND WETLAND OVERLAY DISTRICT

To see if the Town will vote to delete Sections 4.1.2(2) and 5.8, Inland Wetland District, of the Zoning Bylaw, and adjust the numbering of subsequent sections; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

BACKGROUND

The Inland Wetland District (IWD) overlay was created over 50 years ago, before the Wetlands Protection Act, as an attempt to achieve wetlands protection through zoning. The Conservation Commission and Zoning Board of Appeals both agree the IWD is outmoded and, as the Conservation Commission supersedes it, it does not make sense for the ZBA to maintain zoning oversight. There are additional reasons to remove the IWD overlay from the Zoning Bylaw including:

1. The Conservation Commission, established under state law, possesses robust authority to protect wetlands through the public process, including hearings, permit review, and acquisition programs. The IWD's redundant overlay creates unnecessary complexity and potential for conflicting regulations. The IWD itself is internally inconsistent and inapplicable in its current state. Moreover, the IWD's broad brush approach fails to differentiate between various wetland types, functions, and performance standards and therefore fails to provide the intended protections.
2. The Town's permitting process can be further streamlined by removing the superfluous IWD. A more nuanced and data-driven approach already exists to better balance environmental protection with responsible development
3. The IWD references public data that are not currently included in the zoning map. While this is not a problem with the IWD itself, the publicly available, accurate information hinders informed decision-making and fair development proposals.

These amendments were originally presented to the ARB at a public hearing on December 18, 2023, and to 2024 Annual Town Meeting. The Arlington Redevelopment Board, the Zoning Board of Appeals, and the Conservation Commission all supported the removal of the IWD overlay; however, it did not pass at Town Meeting. This proposal will be brought to 2025 Town Meeting with additional presentation materials to better assure residents that no areas would be left unprotected by the removal of the IWD. The Conservation Commission is already the authoritative body on all inland and wetland concerns and given their specific expertise, the Inland Wetland District overlay should be removed in its entirety from the Zoning Bylaw. The IWD, while well-intentioned, is no longer an effective tool for wetland protection in Arlington.

DRAFT AMENDMENT

Amend SECTION 4.1.2, Overlay Districts, as follows:

4.1.2. Overlay Districts

(1) Floodplain District

~~(2) Inland Wetland District~~

~~(3)~~ [\(2\)](#) Multi-Family Housing Overlay Districts

Delete SECTION 5.8, Inland Wetland District, as follows:

~~5.8 INLAND WETLAND DISTRICT~~

~~5.8.1 Purpose~~

~~The purpose of Section 5.8 is to:~~

- ~~A. Preserve and protect the streams, water bodies, and other watercourses, including wetlands, in the Town of Arlington.~~
- ~~B. Protect the health and safety of persons and property against the hazards of flooding and contamination.~~
- ~~C. Preserve and maintain the groundwater table for potential water supply purposes.~~
- ~~D. Protect the community against the detrimental use and development of lands adjoining such watercourses.~~
- ~~E. Conserve the watershed areas in Arlington for the health, safety, and welfare of the public.~~

~~5.8.2 Definition~~

~~The Inland Wetland District is superimposed over any other district established by this Bylaw and includes the following areas:~~

- ~~A. All lands within the elevations shown on the Wetland and Floodplain Overlay Map of the Zoning Map and designated as wetlands as defined by the Massachusetts Wetlands Protection Act, G.L. c.131 §40, and the implementing regulations, 310 CMR 10.00, as well as the Town of Arlington Bylaw for Wetlands Protection (Title V, Article 8), and the Wetland Protection Regulations (Regulations) promulgated thereunder. These include lakes, ponds and swamps.~~
- ~~B. All land area along all perennial rivers, brooks, and streams as defined by the Massachusetts Wetlands Protection Act, G.L. c.131 §40, and the implementing regulations, 310 CMR 10.00, as well as the Town of Arlington Bylaw for Wetlands Protection (Title V, Article 8), and the Wetland Protection Regulations (Regulations) promulgated thereunder for a horizontal distance of 200 feet from the center line thereof are included in the Inland Wetland District.~~
- ~~C. All lands designated on the zoning map as having a shallow depth to water table. These lands are the poorly and very poorly drained mineral soils, and very poorly drained soils formed in organic deposits. Poorly drained mineral soils have a water table at or near the surface for at least 7 to 9 months during the year. The water table remains at or close to the surface of very poorly drained mineral and organic soils throughout most of the year.~~

~~5.8.3 Applicability~~

~~Any proposed use to be located within the limits of the Inland Wetland District as determined by the Building Inspector under Section 3.1 of this Bylaw shall be governed by all regulations of this Section as well as all other applicable provisions of this Bylaw.~~

~~5.8.4 Permitted Uses~~

~~Municipal use, such as waterworks, pumping stations, and parks, is permitted under this section. Land in the Inland Wetland District may be used for any purpose otherwise permitted in the underlying district except that:~~

- ~~A. No structure intended for human occupancy or use on a permanent basis having water and sewerage facilities and no other building, wall, dam or structure (except flagpoles, signs, and the like) intended for permanent use shall be erected, constructed, altered, enlarged, or otherwise created or moved for any purpose unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued. However, a structure existing at the time this Bylaw becomes effective may be reconstructed or repaired after a fire or other casualty, as provided in Section 8.1.8 of this Bylaw.~~
- ~~B. Dumping, filling, excavating, or transferring of any earth material within the district is prohibited unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued. However, this paragraph does not prohibit ordinary gardening activities in lawn or garden areas which are used for such purposes at the time this Bylaw became effective.~~
- ~~C. No ponds or pools shall be created or other changes in watercourses, for swimming, fishing, or other recreational uses, agricultural uses, scenic features, or drainage improvements or any other uses unless a Special Permit from the Board of Appeals or, in cases subject to Environmental Design Review, a Special Permit from the Arlington Redevelopment Board, is issued.~~

5.8.5. Procedures

~~Applications for a special permit shall be filed in accordance with the rules and regulations of the Special Permit Granting Authority and G.L. c. 40A, as outlined in Section 3. Such conditions shall include, where applicable, approval by the Board of Appeals, Arlington Redevelopment Board, Conservation Commission, the Massachusetts Department of Environmental Protection, and/or the Massachusetts Department of Transportation under Chapter 131 of the General Laws, acts relating to the protection of the inland wetlands of the Commonwealth.~~

5.8.6. Development Conditions

- ~~A. For the development of land within the Inland Wetland District, the following conditions shall apply:~~
 - ~~(1) A minimum of six test borings to a minimum depth of eight (8) feet shall be taken; three of which shall be within the area of the proposed structure and three within 25 feet of the outside walls of the structure, but not closer than 10 feet. A report by a soil scientist or qualified engineer shall accompany the test data.~~
 - ~~(2) The floor level of areas to be occupied by human beings as living or work space shall be four (4) feet above the seasonal high water table and not subject to periodic flooding.~~
 - ~~(3) If the basement floor level is below the seasonal high water table and affords the possibility of human occupancy at some future date, although not originally intended, adequate perimeter drainage and foundation shall be installed to withstand the effect of pressure and seepage. Furnace and utilities are to be protected from the effects of leaching.~~

- ~~(4) Safe and adequate means of vehicular and pedestrian passage shall be provided in the event of flooding of the lot(s) or adjacent lot(s) caused by either the overspill from water bodies or high runoff.~~
- B. ~~The developer shall show that the proposed development will not endanger health and safety, including safety of gas, electricity, fuel, and other utilities from breaking, leaking, short-circuiting, grounding, igniting or electrocuting; shall not obstruct or divert flood flow; substantially reduce natural floodwater storage capacity; destroy valuable habitat for wildlife; adversely affect groundwater resources or increase storm water run-off velocity so that water levels on other land are substantially raised or the danger from flooding increased.~~

Renumber subsequent Sections as appropriate.



Town of Arlington, Massachusetts

Correspondence

Summary:

Kent, P. 3/10/2025

ATTACHMENTS:

| | Type | File Name | Description |
|---|-----------------------|-----------------------|-------------------|
| ▢ | Reference Material | Kent__P._03102025.pdf | Kent, P. 03102025 |

From: Paul Kent <PaulKent@worldinsurance.com>

Sent: Monday, March 10, 2025 10:16 AM

To: Rachel Zsembery <rzsembery@town.arlington.ma.us>; Kin Lau <klau@town.arlington.ma.us>; Eugene Benson <EBenson@town.arlington.ma.us>; Shaina Korman-Houston <skorman-houston@town.arlington.ma.us>; Stephen Revilak <srevilak@town.arlington.ma.us>

Cc: Sarah Suarez <ssuarez@town.arlington.ma.us>; Claire Ricker <cricker@town.arlington.ma.us>

Subject: Proposed change to B1 zoned parcels

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

It has come to my attention regarding the proposed rezoning of B1 parcels that some members of the Redevelopment Board have visited specific parcels in advance of the hearing scheduled for March 24. I would like to know if any of you have visited my location here at 9 Court St., and if so, what the outcome was.

Although I will try to attend the hearing on March 24th, I may be prevented from doing so due to other commitments. I would like to know whether my parcel will be included.

Thanks,
Paul Kent

Paul Kent, CPCU, ARM, AAI, LIA

Unit Leader

CA License # 0G76082

World Insurance Associates LLC

CA License # 0K39938

9 Court Street | Arlington, MA 02476

p: 781-648-5800

PaulKent@worldinsurance.com

www.worldinsurance.com

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